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

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

Total \$144,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$64,800	\$20,500	\$46,900	\$96,000
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
Total	\$64,800	\$20,500	\$46,900	\$96,000



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

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

Asset #: 14800

rchitecture	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	45% Recent Repair Evident, Extent: Light, A Location: Throughout	LIFE Area Affecte	* * ed : 100%	5	\$22,000	
Masonry: Limestone	10% 0-2 \$11,100 Graffiti, Extent: Light, Area Affected: Location: Along First Avenue Recent Repair Evident, Extent: Light, A		* *	5	\$3,700	
	Location: Throughout	пеи лујест	a . 10070			
Metal, Corrugated	25%	2059	* *	1		
Metal/Glass Curt Wall	10% Recent Installation, Extent: Light, Area Location: Throughout	LIFE	**	5	\$9,200	
Metal Panel	10%	2059	* *	5-10	\$33,600	
Windows	10,0			0 10	\$22,000	
Aluminum	100% Recent Replace Evident, Extent : Light, Location : Throughout	2054 Area Affec	* * ted : 100%	5	\$22,900	
Parapets						
Cast Stone/Terra Cotta	15% Recent Repair Evident, Extent: Light, A Location: Throughout	LIFE Area Affecte	* * ed : 100%	5	\$4,600	
Masonry: Brick	65% Recent Repair Evident, Extent: Light, A Location: Throughout	LIFE Area Affecte	* * ed : 100%	5	\$2,600	
Metal Rail	20% Recent Installation, Extent : Light, Area Location : Throughout	2049 a Affected :	**	5-10	\$14,300	
Roof						
Metal Panel	3% Repairs in Progress, Extent : Light, Are Location : Roof	2049 ea Affected	**	10	\$1,600	
Modified Bitumen	95% Recent Installation, Extent : Light, Area Location : Throughout	2039 a Affected :	* * 100%	10	\$27,100	
Slate	2% Now \$2,000 Cracking/Crumbling, Extent: Moderate Location: Original Entrance At First		* * cted : 25%			
Soffits						
Metal Panel	100% Recent Construction, Extent: Light, Are Location: Throughout	2059 ea Affected	* * : 100%	5-10		

Interior

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

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

Asset #: 14800

Chitecture Current Repair Future Replacem		Future Replacement	ent Maintenance		
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors	2007	1100 44	~	Φ 7.4.7 00	
Cast in Place Concrete	30% Recent Replace Evident, Extent: Light	LIFE **	5	\$54,700	
	Location: Throughout				
Ceramic Tile	10%	2044 **	5	\$8,300	
	Recent Installation, Extent : Light, Are Location : Throughout	a Affected : 100%			
Vinyl Tile	35%	2039 **	3	\$14,600	
·	Recent Replace Evident, Extent : Light Location : Throughout	, Area Affected : 100%			
Wood	25%	2069 **	5	\$39,100	
	Recent Installation, Extent : Light, Are Location : Throughout	a Affected : 100%			
Interior Walls					
Cast in Place Concrete	5%	LIFE **			
	Recent Replace Evident, Extent : Light Location : Throughout	, Area Affected : 100%			
Ceramic Tile	10%	2044 **	5	\$7,700	
	Recent Construction, Extent : Light, An Location : Throughout	ea Affected : 100%			
Concrete Masonry Unit	10%	LIFE **	5	\$3,100	
·	Recent Construction, Extent : Light, An Location : Throughout	rea Affected : 100%			
Gypsum Board	45%	LIFE **	5	\$20,700	
	Recent Installation, Extent : Light, Are Location : Throughout	a Affected : 100%			
Masonry: Brick	20%	LIFE **			
Ž	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affected : 100%			
Plaster	10%	LIFE **	5	\$2,300	
	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affected : 100%			

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

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

Asset #: 14800

Architecture	Current Repair Future Replac		N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Ceilings	100/	2040 **		#0.200	
AcousTileSusp.Lay-In	10% Recent Installation, Extent : Light, Area Location : Throughout	2049	• 5	\$8,300	
Exposed Struc: Steel	10% Recent Replace Evident, Extent : Light, Location : Throughout	LIFE ** Area Affected : 100%	•		
Gypsum Board	50% Recent Replace Evident, Extent : Light, Location : Throughout	LIFE ** Area Affected : 100%	5	\$52,100	
Masonry:Vault Struct	15% Recent Repair Evident, Extent : Light, 2 Location : Throughout	LIFE ** Area Affected : 100%	•		
Metal Panel	5% Recent Construction, Extent: Light, Arc Location: Throughout	LIFE ** ea Affected : 100%	÷ 5	\$5,200	
Plaster	10% Recent Repair Evident, Extent: Light, A Location: Throughout	LIFE ** Area Affected : 100%	· 5	\$5,200	
Site Enclosure					
Fence/Gates	2001	2070			
Chain Link	30%	2059 **			
Iron Picket	70%	2049 **			
Free Standing Walls Masonry: Brick	100% Now \$25,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Graffiti, Extent: Moderate, Area Affect Location: Throughout Misaligned/Bulging, Extent: Severe, An Location: Wall Along Front Entrance	red : 100% rea Affected : 25%	:		
Site Pavements Public Sidewalk					
Cast in Place Concrete	100%	2034 **	•		
On-Site Walkways					
Cast in Place Concrete	40%	2049 **	:		
Cast in Place Concrete	5%	2034 **	:		
No Component	55%				
•	Other Observation, Extent : Light, Area Location : Rear Yard	a Affected : 0%			
	Explanation : Gravel				

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

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

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

Asset #: 14800

Electrical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100%	2059	* *	5	\$200	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location : Electrical Room					
T	Explanation: One 3000 Ampere Main	Disconnect				
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	000/	2040	ala ala	_	#200	
Locally Mounted	80%	2049	* *	5	\$300	
Variable Frequency Drive	20%	2049	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	
Stand-by Power					•	
Transfer Switches						
Automatic	100%	2049	* *	1	\$14,800	
Generators						
Diesel	100%	2044	* *	1	\$18,700	
	Other Observation, Extent : Light, Area Location : Roof	Affected: 100%				
	Explanation: 150 Kilowatt Generator	•				
Batteries						
Lead/Acid	100%	2024	\$1,600	5	\$1,800	
Fuel Storage	500/	2054		_	0.4.7 00	
Day Tank	50%	2054	* *	5	\$4,500	
	Other Observation, Extent: Light, Area	Ајјества : 100%				
	Location: Roof At Generator Explanation: 100 Gallon Capacity					
Main Tank	50%	2069	* *	5	\$700	
Iviaiii Tälik	Other Observation, Extent : Light, Area			3	\$ / 00	
	Location: Basement	1.1.100/0				
	Explanation: 80 Gallon Capacity					
Lighting	1					

Lighting

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

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

Asset #: 14800

Electrical	Current Repair Future Repla		Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	85%	2039	**	10	\$37,600	
	T-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building	Area Aff	ected: 80%			
Fluorescent	1%	2039	* *	10	\$400	
Pluolescent	T-5 Lamps And Fixtures, Extent: Light,		ected · 1%	10	\$400	
	Location: Stairs Leading To Basemen		ceica : 170			
Incandescent	4%	2039	* *	2		
	Other Observation, Extent : Light, Area	Affected	: 4%			
	Location: Art Studios And Theaters					
	Explanation: Halogen Lamps					
LED	10%	2039	* *			
	Other Observation, Extent : Light, Area	Affected	: 10%			
	Location: Lobbies And Corridors					
- I'14'	Explanation : LED Fixtures					
Egress Lighting	50%	2039	* *	1		
Emergency, Service Exit, Battery	50%	2039	* *	1 10	\$1,600	
Exterior Lighting	3070	2039		10	\$1,000	
Fluorescent	10%	2039	* *	10	\$400	
Tractoscont	Compact Fluorescent Light, Extent : Lig		Affected : 10%	10	Ψ100	
	Location : Roof	,	33			
LED	90%	2039	* *			
	Other Observation, Extent : Light, Area		: 90%			
	Location : Building Perimeter					
	Explanation: LED Fixtures					
Alarm						
Security System	500/	2020	* *		ФО ООО	
Generic	50%	2039		1	\$9,000	
	Other Observation, Extent: Light, Area Location: Throughout The Building	Ајјестеа	: 30%			
	-					
	Explanation : Cctv System	2020	* *	1	Φ0.000	
Generic	50% Other Observation, Extent : Light, Area	2039		1	\$9,000	
	Location: Throughout The Building	Ајјестеи	. 50/0			
	Explanation: Intrusion Alarm System					
Fire/Smoke Detection	Explanation . Intrasion Italia System					
Generic, Digital	100%	2039	* *	1-3	\$30,600	
- , 2 -3	Other Observation, Extent : Light, Area		: 100%		+20,000	
	Location : Throughout The Building					
	Explanation : Manual Pull Stations, H	orns And	Strobes, Smoke D	etection		

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14800

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2059	* *	1		
Conversion Equipment	10070		2039		1		
Hot Water Boiler	100%		2049	* *	1	\$23,900	
Distribution	4000/			de de		0.000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$26,900	
Terminal Devices Convector/Radiator	100%		2049	* *	1	\$15,600	
Air Conditioning	10070					\$12,000	
Energy Source	1000/		2054	* *	1		
Electricity	100%		2054	7- 7-	1		
Conversion Equipment Centrifugal, Elec Chiller	70%		2044	* *	1	\$36,500	
No Component	30%						
Distribution	1000/		LIEE	* *	2	Ø (2 , 000	
Ductwork/Diffusers	100%		LIFE	77 77	2	\$62,800	
Terminal Devices Air Handler/Cool/Ht	70%		2039	* *	1	\$20,900	
No Component	30%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	\$26,000	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$26,900	
Roof	100%		2039	* *	2	\$1,500	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2049	* *	1		
Water Heater							
Gas Fired	100% Other Obs	ervation, Extent : Light, Area	2029 a Affected	\$28,700 !: 100%	2	\$700	
		: 5th Floor					
	Explana	tion : 2 125-gallon Units					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		Linn	* *	1		
Cast Iron Sewage Ejector(s)	100%		LIFE		1		
Electric	100%		2039	* *	4	\$1,900	
Backflow Preventer							
Generic	100%		2039	* *	1	\$3,000	
Fixtures Generic	100%	-					
Vertical Transport	100%						

Vertical Transport

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

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

Asset #: 14800

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	a Affected : 10	00%			
	Location: Basement To 5th Floor					
	Explanation: 1 Unit					
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	

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

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

Page: 9

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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$120,700	\$210,900	\$103,500	\$165,200
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			
Total	\$120,700	\$210,900	\$103,500	\$165,200



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

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

Asset #: 14458

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	Location Vertical Ci	Cracks, Extent : Light, Ar : Window Sills acks, Extent : Light, Area : Throughout			5	\$256,200	
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	<u> </u>					· , , , , ,	
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		4+ \$35,700 stent : Light, Area Affected : Throughout		* *			
Soffits							
Metal Panel	100%		2049	* *	5-10	\$400	
nterior							
Floors				**		****	
Carpet	75%		2028	\$3,155,100	3	\$326,700	
Cast in Place Concrete		ing, Extent : Light, Area A : Stair Landings, Mechani		**	5	\$63,500	
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	
		Crumbling, Extent : Moder : Mechanical Rooms, Staf		ffected : 5%			
Ceilings							
Exposed Concrete	30%		LIFE	* *	5	\$13,600	
Gypsum Board	5%		LIFE	* *	5	\$18,200	
Gypsum Board	65%		LIFE	* *	5	\$236,000	
		ervation, Extent : Light, Ai : Auditorium	rea Affected	: 100%			
		ion : Actually Fabric Cove					

Site Enclosure

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

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

Asset #: 14458

Architecture	Current Repair Future Replacement		eplacement	М		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Exposed Struc: Steel	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Rear					
	Explanation: Metal Panel					
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	* *			

ectrical	Current Repair	Future Repla	cement	М	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$700	
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Main Service Switc	h Rated At 3000 Amp	eres			
Transformers						
Dry Type	100%	2042	* *	5	\$600	
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: 1,000 Kilovolt-amp	ere, 480/277 Volts				
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	50%	2042	* *			
Drive						

Ground

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

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

Asset #: 14458

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground	•	•	•			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,500	
Stand-by Power						
Transfer Switches	1000/	2024	* *	1	¢52.200	
Automatic	100% Not in Service, Extent : Light Location : Electrical Room	**		1	\$52,300	
Generators						
Diesel	100% Now Not in Service, Extent: Mode Location: Roof	\$73,800 2044 erate, Area Affected : I	**	1	\$59,200	
Lighting						
Interior Lighting						
Fluorescent	15%	2034	**	10	\$23,400	
	T-5 Lamps And Fixtures, Ext Location: Basement	ent : Moderate, Area A	Affected : 100%			
Fluorescent	5%	2029	\$31,200	10	\$7,800	
	Compact Fluorescent Light, Location : Throughout The		ea Affected : 100	%		
Fluorescent	10% 0-2 T-12 Lamps And Fixtures, Ex	\$62,500 2039 xtent : Light, Area Affe	* * ected : 100%			
	Location : Mechanical Spa	ces				
Incandescent	70%	2029	\$1,637,200	2	\$2,600	
Egress Lighting						
Emergency, Battery	50%	2029	\$130,100	10	\$20,500	
Exit, LED	50%	2057	* *	1		
Alarm						
Security System	1000/	2027	* *	1	Φ <i>C</i> 2.500	
Generic	100%	2037		1	\$63,500	
	Other Observation, Extent: Location: Throughout The		10076			
	Explanation : CCTV Surve		,			
Fire/Smoke Detection	Empirimizati . CC1 i Sui ve	Camera bystem				
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$31,400	
, 2	Other Observation, Extent :		100%			
	Location : Throughout The					
	Explanation : Strobe Lights	s, Manual Pull Station	And Smoke Dete	ectors		

Mechanical	Current Repair	Future Rep	placement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY		Cycle Estimated Cost (Yrs)	Priority
Heating					
Energy Source					
Natural Gas	100%	2049	* *	1	

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

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

Asset #: 14458

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•	•			•
Conversion Equipment							
Hot Water Boiler	60%		2027	\$835,700	1	\$50,400	
		ervation, Extent : Light, Area	a Affected	: 100%			
		: Old Wing Penthouse					
		ion : 2 Groups Of Small Boi		* '			
Steam Boiler	40%		2042	* *	1	\$67,300	
		ervation, Extent : Light, Area	a Affected	: 40%			
		: New Wing Penthouse		W			
D' - 'I - '	Explanat	ion: 2 Newer Units With 1 N	New Hot V	Vater Converter			
Distribution	60%		2037	* *	4	\$7.50 <u>0</u>	
Hot Wtr Piping/Pump	20%		2037	* *	4	\$7,500	
Hot Wtr Piping/Pump	20%		2043	* *	4	\$2,500	
Steam Piping/Pump Terminal Devices	20%		2049				
Air Handler	40%		2024	\$1,016,400	1	\$42,100	
Air Handler	30%		2024	\$1,010, 4 00 * *	1	\$31,500	
Convector/Radiator	20%		2027	\$193,500	1	\$11,000	
Convector/Radiator	10%		2042	**	1	\$5,500	
Air Conditioning	1070		20.2			ψ2,200	
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille	r 100%		2038	* *	1	\$184,000	
	Recent Rep	oair Evident, Extent : Light, 1	Area Affe	cted : 100%			
	Location	: Roof					
		ervation, Extent : Light, Ared	a Affected	: 100%			
	Location						
	Explanat	ion : Refrigerant 407-c					
Distribution							
CW & CHW Wtr	100%		2039	* *	4	\$8,400	
Pipe/Pump							
Terminal Devices	(00/		2024	Φ1 21 6 000	1	Ф <i>(</i> 2.100	
Air Handler/Cool/Ht Air Handler/Cool/Ht	60%		2024	\$1,216,000	1	\$63,100	
	40%		2034		1	\$42,100	
Ventilation Distribution							
Distribution Ductwork/Diffusers	60%		LIFE	* *	2-5	\$56,900	
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$37,900	
Exhaust Fans	70/0		LII E		4.5	ψ57,700	
	500/		2024	\$321,400	2	\$2,600	
Interior	70%		//1/4				
Interior Interior	50% 30%		2024	**	2	\$1,600	

Plumbing

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

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

Asset #: 14458

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	60% 2-4 \$16,20		* *	1		
	Corroded, Extent : Moderate, Area A	Affected: 50%				
	Location: Water Main					
Brass/Copper	40%	2055	* *	1		
Water Heater						
Gas Fired	100%	2027	\$110,200	2	\$2,500	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Penthouse					
	Explanation: 100 Gallons					
Sanitary Piping	1000/		* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	T T	1		
Sump Pump(s)	1000/	2022	¢ (100	4	¢5.400	
Submersible	100%	2022	\$6,100	4	\$5,400	
Sewage Ejector(s) Electric	100%	2037	* *	4	¢10 100	
Fixtures	100%	2037		4	\$10,100	
Generic	100%					
Vertical Transport	10076					
Elevators						
Hydraulic	100%	LIFE	* *			
Trydraune	Other Observation, Extent : Light, A		100%			
	Location: 1 Unit From 1st To 3rd			To 3rd F	loor	
	Explanation: 2 Units - Freight No.					
Fire Suppression	1 200					
Sprinkler						
Generic	100%	2055	* *	1-2	\$47,600	

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

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

Page: 15

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$142,700	\$19,700	\$38,700	\$17,100
Importance Code A	\$91,300		\$5,100	
Importance Code B	\$27,400	\$19,700	\$33,700	\$17,100
Importance Code C	\$24,000			
Total	\$142,700	\$19,700	\$38,700	\$17,100



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

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

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

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

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

Explanation: Construction Trailers In Use

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

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

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	75%		LIFE	* *	5	\$801,300	
Terrazzo	20%		LIFE	* *	5	\$76,300	
Vinyl Tile	5%		2035	* *	3	\$4,600	
Interior Walls							
Concrete Masonry Unit	70%		LIFE	* *	5	\$25,400	
Gypsum Board	20%		LIFE	* *	5-10	\$15,400	
Masonry: Brick	10%		LIFE	* *	10	\$1,400	
Ceilings							
AcousTileSusp.Lay-In	5%		2035	* *	5	\$12,200	
Exposed Concrete	75%		LIFE	* *	5-10	\$228,900	
Gypsum Board	20%		LIFE	* *	5-10	\$167,900	
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	25%		2043	* *			
Masonry: Granite	50%		LIFE	* *			
Pavers/Stone	25%		2033	* *			
Parking/Driveway							
Pavers/Stone	100%		2033	* *			

Electrical	Cı	urrent Repair F	utur	e Replacement Maintenance		aintenance		
System Component Type			ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Raceway								
Conduit	100%	20)40	* *	1			
Wiring								
Thermoplastic	100%	20)40	* *	1			
Motor Controllers								
Locally Mounted	50%	20)35	* *	5	\$600		
Variable Frequency	50%	20)35	* *				
Drive								
Lighting								
Interior Lighting								
Fluorescent	100%	20	030	\$405,400	10	\$149,600		
	Compact Fluo Location : T	orescent Light, Extent : Light, 2 Throughout	Area	Affected : 100%				
Egress Lighting								
Emergency, Service	50%	20	030	\$45,500	1			
Exit, LED	50%	20)45	* *	1			
Alarm								
Security System								
No Component	50%							
Generic	50%	20	030	\$280,100	1	\$30,500		

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

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

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

Asset #: 13564

Mechanical		Current Repair Future Replacement			M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	10%		2040	* *	1		
No Component	90%						
Terminal Devices	400/			de de		4-20	
Convector/Radiator	10%		2035	* *	1	\$5,300	
No Component	90%						
Air Conditioning							
Distribution CW & CHW Wtr Pipe/Pump	10%		2040	* *	4	\$800	
r ipe/r ump	Other Obs	ervation, Extent : Light, Ared	ı Affected	: 100%			
		: Basement	33				
	Explana	ion : Chilled Water From Se	ction 17				
No Component	90%						
Ventilation	2070						
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	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	1000/	Now \$1,200	2023	\$5,000	4	\$2.400	
Suomerside	Broken, E	stent : Severe, Area Affected : Mechanical Room 1 Of 2		\$5,900	4	\$3,400	
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Location	ervation, Extent : Light, Area : Basement To 2nd Floor	ı Affected	: 100%			
	Explana	tion: 1 Unit					
Fire Suppression							
Standpipe	1000/		2040	* *	1.5	¢02 200	
Generic	100%		2040	~ ^	1-5	\$82,300	
Sprinkler Generic	100%		2040	* *	1.2	¢45 700	
Generic		n, Extent : Light, Area Affecto			1-2	\$45,700	
	Diy byster	и, штени . шедии, лиси лујеси	.u . 100/0	,			

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

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

Page: 19

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$290,400	\$68,500	\$108,300	\$78,500
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			
Total	\$290,400	\$68,500	\$108,300	\$78,500



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

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

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$103,600	LIFE	* *	5	\$5,800	
			l, Extent : Moderat	e, Area A	Affected: 20%			
		: Main En	trance On 81st					
Pre-Cast Concrete	10%			LIFE	* *	5	\$50,200	
Windows	- 0./			• • • •	ale ale	4.0		
Metal Louvers	5%			2039	* *	10		
No Component	95%							
Parapets	500 /			1 100	ملد رائ	5.10	#0.00	
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	250/			2025	* *	10	¢10.000	
Built-Up (BUR)	25%	M: /D:		2035		10	\$19,800	
		: Various I	Extent : Moderate, Locations	Area Ajj	ieciea : 20%			
IRMA/Protected	30%			2035	* *	10	\$23,800	
Membrane								
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	\$291,100	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	
			xtent : Moderate, 2	Area Affe	ected : 100%			
		: Sphere	1.0					
	Explana	non : Speci	al Construcion					

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

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

Architecture	C	Current Repair	Future Replacement		Maintenance		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
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	
	Other Obser	vation, Extent : Light, Area	Affected	: 100%			
	Location:	Main Hall					
	Explanation	n : Installed Netting Throug	ghout				
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2065	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2035	* *			
On-Site Walkways							
Cast in Place Concrete	10%		2035	* *			
Masonry: Granite	35%		LIFE	* *			
Pavers/Stone	55%		2033	* *			
Parking/Driveway							
Pavers/Stone	100%		2033	* *			

ectrical	Current Re	pair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100% 4+	\$2,100	2050	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, Are	ea Affe	cted : 100%			
	Location: Basement	Accessed Through I	Buildin	ig 16 Garage			
	Explanation: Two 2,		Break	ers Fed From 81st	Street V	ault In Building	
	17, Water Present In	Room					
Transformers							
Dry Type	100%	2	2043	* *	5	\$300	
	Other Observation, Ex	tent : Light, Area Aj	ffected	: 100%			
	Location: Basement						
	Explanation: 300 An	d 112.5 Kilovolt-an	npere				
Switchgear / Switchboard							
Fused Disc Sw	100%	2	2050	* *	5	\$400	
Raceway							
Conduit	100%		2050	* *	1		
Panelboards							
Molded Case Bkrs	100%	2	2046	* *	5	\$2,400	
Wiring							
Thermoplastic	100%		2050	* *	1		

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

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

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Motor Controllers					
Locally Mounted	50%	2043 **	3	\$300	
Variable Frequency Drive	50%	2043 * *	•		
Lighting					
Interior Lighting					
Fluorescent	80%	2035 * *	10	\$65,700	
	Compact Fluorescent Light, Exter	nt : Light, Area Affected : 50%			
	Location: Throughout				
	T-8 Lamps And Fixtures, Extent : Location : Throughout	Light, Area Affected : 50%			
LED	20%	2035 * *	:		
	Other Observation, Extent : Light Location : 6th Floor Explanation : LED Observed	t, Area Affected : 100%			
Egress Lighting	T				
Emergency, Service	50%	2035 * *	1		
Exit, LED	50%	2058 * *			
Exterior Lighting					
HID	100%	2035 * *	10	\$300	
	Other Observation, Extent : Light Location : Roof Explanation : Controlled Via Pi				
Alarm					
Security System					
Generic	100%	2035 * *	1	\$33,400	
	Other Observation, Extent : Light	t, Area Affected : 100%			
	Location: Throughout				
	Explanation : Fed From Buildin	ng 19 Command Center			
Fire/Smoke Detection					
No Component	20%				
Generic, Analog	80%	2035 * *	1-3	\$44,100	
	Other Observation, Extent : Light	t, Area Affected : 100%			
	Location: Throughout	10.7: 0 10			
	Explanation : Fed From Buildin	ng 19 Fire Command Center			

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

LIFE

1

100%

Cast Iron

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)	1000/ 31 01 (00	2022	Ф2.200	4	#1 000	
Submersible	100% Now \$1,600	2023	\$3,200	4	\$1,900	
	Broken, Extent : Severe, Area Affected . Location : Basement 1 Of 2	3070				
	Other Observation, Extent: Light, Area	Affected · 10	%			
	Location : Switchgear Room	. 11 јестен . 10	, u			
	Explanation: 1 Pump					
Fixtures	,					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected: 909	%			
	Location: 1st To 6th Floor					
	Explanation: Three Units					
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected: 109	%			
	Location: Basement To 1st Floor					
	Explanation: One Unit					
Escalators	1000/	LIEE	* *			
Under 20' Rise	100%	LIFE				
	Other Observation, Extent: Light, Area			m 1~+ T	2nd Floor	
	Location : One Unit From Basement To Unit From 2nd To 3rd Floor	io ist Floor, (One Unit Fro.	m 1st 10	2na 1100r, One	
	Explanation : Three Units					
Fire Suppression	1					
Standpipe						
Generic	100%	2056	* *	1-5	\$45,100	
Sprinkler						
Generic	100%	2056	* *	1-2	\$25,100	
	Other Observation, Extent : Light, Area	Affected: 509	%			
	Location : Perimeter					
	Explanation: Deluge System					

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

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

Page: 25

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

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

Date of Survey : 13-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,5,Att

Block : 1130 Lot : 1 BIN : 1083846

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

Total	\$179,500	\$16,800	\$22,800	\$30,600
Importance Code C	\$151,700	\$16,800	\$22,800	\$30,600
Importance Code A Importance Code B	\$27,800 \$151,700	¢16 900	¢22 000	\$20,600
Immentance Code A	¢27.900			
Total	\$179,500	\$16,800	\$22,800	\$30,600
Mechanical	\$111,700	\$13,200	\$15,600	\$9,500
Electrical	\$11,300	\$3,600	\$4,500	\$4,800
Interior Architecture	\$31,500		\$2,700	\$16,200
Exterior Architecture	\$24,900			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2327

rchitecture	Current Rep	air	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick Masonry: Granite	68% Now Cracking/Crumbling, Ex Location: West Facad Efflorescence, Extent: L Location: West And N Jnt Mortar Miss/Erod, E Location: West And N Staining/Discoloring, Ex Location: West And N Water Penetration, Exten Location: 5th Floor O 7% Now Diagonal Cracks, Extent Location: At Dormer O Jnt Mortar Miss/Erod, E Location: At Dormer O	e ight, Area Affect ight, Area Affect orth Facade stent : Severe, A orth Facade itent : Severe, Area orth Facade it : Severe, Area ffices And At Do \$94,400 : Moderate, Ar On West And Ea stent : Moderat On West And Ea	ted : 40% rea Affecte ormers A LIFE ea Affects st Facad e, Area A st Facad	cted: 15% cted: 30% d: 30% nd East Side Into 1 ** ted: 5% de 4ffected: 50% le	5 Ist Floor 5	\$33,500 \$2,600	
Masonry: Limestone	Staining/Discoloring, Ext Location: East Facade Water Penetration, Exter Location: Throughout 25% Staining/Discoloring, Ext Location: East Facade	e nt : Moderate, A tent : Severe, A	rea Affe	cted : 20%	5	\$18,500	
Windows	Document : East 1 weare	•					
Aluminum	5%		2046	* *	5	\$500	
Wood	65% Now Deteriorated Finish, Ext Location: West Facad Dry Rot/Decay, Extent: Location: West Facad Thermally Inefficient, Ex Location: West Facad Split/Cracked, Extent: S Location: West Facad Water Penetration, Exten Location: West Facad	e Below Gutter Severe, Area Af e Below Gutter tent : Severe, A e Below Gutter evere, Area Aff e Below Gutter nt : Severe, Area	2055 Area Aff Line Sected: Line rea Affec Line sected: 5 Line Affected: Affecte Line	25% cted : 50% 0% d : 25%	5	\$33,500	1
Wood	30%		2046	* *	5	\$30,900	
Roof							
Copper/Terne Slate	50% 50% Now Water Penetration, Extending Location: Throughout	\$130,300 nt : Moderate, A	2045 LIFE rea Affe	* * * * cted : 15%	10	\$67,800	

Interior

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

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

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

Asset #: 2327

Architecture	Current Re	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nterior										
Floors										
Carpet	20%		2026	\$418,100	3	\$57,700				
Mosaic Tile	10% Now	\$73,500	2035	* *	5	\$18,000				
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%									
	Location: First Floor Exhibition Area									
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Multiple Locations									
	Explanation : Histori	c Minton Tiles - L	-							
Steel Grating	5%		2050	* *	1					
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: 5th Floor									
	Explanation : 5m Car	twalk								
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				
	Broken/Missing Elemen			ea Affected : 5%						
	Location: Throughout 4th And 5th Floors									
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%									
	Location: Throughout 4th And 5th Floors									
	Worn/Eroded, Extent:		00	: 100%						
	Location : Throughou	it 4th And 5th Flo	oors							
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				
	Cracking/Crumbling, Extent: Severe, Area Affected: 10%									
	Location: At Mezzanine Stairs, 5th Floor Offices And 1st Floor Exhibit Hall									
	Water Penetration, Ext				7 1 -1 - , 77	- 11				
	Location : At Mezzan									
Plaster	10% Now	\$14,700	LIFE	* *	5	\$5,700				
	Cracking/Crumbling, E		e, Area Aj	ffected : 10%						
	Location: 1st Floor Exhibit Hall									
	Paint Peeling, Extent: Light, Area Affected: 15%									
	Location: 1st Floor Exhibit Hall									
	Water Penetration, Extent : Moderate, Area Affected : 10%									
	Location : At Mezzan	ine Stairs, 5th Fl	oor Offic	es And 1st Floor E	Exhibit H	all				
Wood	10%		LIFE	* *	5	\$153,200				

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

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

Asset #: 2327

Architecture	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Ceilings										
AcousTileSusp.Lay-In	5%	Now	\$1,300	2043	* *	5	\$3,600			
	Staining/Discoloring, Extent: Light, Area Affected: 5%									
	Location	: Attic Space								
	Water Penetration, Extent: Moderate, Area Affected: 5%									
	Location	: Attic Space								
Plaster	10%			LIFE	* *	5-10	\$24,800			
Plaster	75%	Now	\$80,600	LIFE	* *	5	\$67,600			
	Water Pene	etration, Exten	t : Severe, Are	a Affecte	d : 10%					
	Location : Near Dormers And At Mezzainine Stairs									
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Near Dormers And At Mezzainine Stairs									
	Explanati	ion : Protectiv	e Netting In Pl	ace To P	revent Plaster Fro	m Falling	g			
Wood	10%			LIFE	* *	5	\$252,600			

Electrical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2040	* *	5	\$2,500	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: This Sec.	tion Is Supplied From Ti	he 77 Street Service	2.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2040	* *	5	\$2,500	
Raceway						
Conduit	60%	2040	* *	1		
Conduit	40%	2030	\$37,700	1		
Panelboards						
Molded Case Bkrs	60%	2038	* *	5	\$1,500	
Molded Case Bkrs	40%	2029	\$17,000	5	\$1,000	
Wiring						
Braided Cloth	30%	2029	\$27,800	1		
Thermoplastic	70%	2040	* *	1		
Motor Controllers						
Locally Mounted	70%	2035	* *	5	\$500	
Locally Mounted	30%	2028	\$74,900	5	\$200	
Ground			-			
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

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

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

Asset #: 2327

Electrical	Current Repair		Futur	e Replacement	Maintenance					
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting										
Interior Lighting										
Fluorescent	50%		2025	\$177,100	10	\$44,200				
Fluorescent	10%		2030	\$35,400	10	\$8,800				
LED	30%		2038	* *						
	Other Observation	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement, 1st Floor									
	Explanation : LE	ED Fixtures Installed I	In 2017.							
LED	10%		2040	* *						
	Other Observation	, Extent : Light, Area	Affected	: 100%						
	Location : Basen	0	55							
	Explanation : LE	ED Fixtures Installed I	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: Throu	ghout Building								
	Explanation: Th	e Main Fire Alarm Po	anel Is Lo	ocated In The Base	ment Of	Section 3.				

Mechanical		Current Re	oair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing	100%			2026	\$67,900	5	\$5,700	
Valve/LP Steam								
Distribution								
Steam Piping/Pump	60%	0-2	\$271,900	2060	* *			
	Corroded, I	Extent : Seve	re, Area Affecte	d: 100%	Ó			
	Location .	Throughou	t					
Steam Piping/Pump	40%	4+	\$90,600	2040	* *			
1 2 1	On Extended Life, Extent : Moderate, Area Affected : 100%							
		Throughou		00				

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

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

Asset #: 2327

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Terminal Devices	1.50/			2020	#02.200		0.4.5 00		
Convector/Radiator		d Life, Exten Throughout	at : Moderate, A	2028 rea Affec	\$82,300 ted : 100%	1	\$4,700		
Convector/Radiator	5%	0-2	\$27,400	2050	* *	1	\$1,400		
		_	Moderate, Are t, Defective Stea		d : 50%				
No Component	Location :	Throughout	ent : Light, Area t l In Air Conditi						
Air Conditioning	Explanalie	m . Included	i in Air Condiii	oning sec	iion				
Energy Source Electricity No Component	20% 80%	·· · · · · · · · · · · · · · · · · · ·	. 1:1.4	2046	**	1			
	Location :	rvation, Exte Section 17 on : Chilled	ent : Light, Area Water Plant	Ајјестеа	: 0%				
Conversion Equipment Window/Wall Unit No Component	20% 80%			2028	\$42,700	1			
Distribution CW & CHW Wtr Pipe/Pump	80%			2050	* *	4	\$5,700		
- 1	Other Observation, Extent : Light, Area Affected : 100% Location : Section 17 Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In								
	Section 17		miy, Chilica m	ater 15 Su	ppiica i rom inc (com a c	muci i tani in		
No Component	20%								
Terminal Devices									
Air Handler/Cool/Ht	_		\$34,500 erate, Area Affe s Damaged Due		* * % 1 Of 8 Damaged (1 Chilled V	\$8,000		
Air Handler/Cool/Ht	65%			2030	\$149,400	1	\$38,800		
No Component	20%			2030	φ142,400	1	φ30,000		
Dehumidifier	2070								
No Component Generic	50% 50%			2028					
	Other Obse	rvation, Exte Various Flo	ent : Light, Area oors		: 50%				
	Explanation	on : The Air	Handlers Have	The Cap	ability To Perform	A Dehui	nidification Cycle		
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$85,100		

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

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

Asset #: 2327

Mechanical	Curren	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation										
Exhaust Fans										
Interior	90%		2030	\$328,200	2	\$2,700				
Roof	10% 4+	\$8,500	2030	\$17,000	2	\$200				
	On Extended Life, I Location : Roof	Extent : Moderate, A	rea Affecte	d : 100%						
Plumbing										
H/C Water Piping										
Galvanized Steel	20% 0-2	\$89,900	2050	* *	1					
	Corroded, Extent : Moderate, Area Affected : 30% Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal									
		Near Points Of Use, uting Water Flow Re.			Reported,	The Internal				
Galvanized Steel	80%		2028	\$359,800	1					
	On Extended Life, I	Extent : Moderate, A	rea Affecte	d : 100%						
	Location : Throug	ghout								
Sanitary Piping										
Cast Iron	100% 4+	\$375,000	LIFE	* *	1					
	On Extended Life, I	Extent : Moderate, A	rea Affecte	d : 100%						
	Location : Throug	ghout								
Storm Drain Piping										
Cast Iron	80%		LIFE	* *	1					
Cast Iron	20% 0-2	\$42,700	LIFE	* *	1					
		Severe, Area Affecte								
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal								
	Corrosion Is Cred	ating Flow Capacity	Issues Dur	ing Periods Of H	Ieavy Do	wn Pour				
Fixtures										
Generic	100%									
Fire Suppression										
Standpipe										
Generic	100%		2040	* *	1-5	\$48,600				
Sprinkler										
No Component	50%									
Generic	50%		2056	* *	1-2	\$13,500				
		Extent : Light, Area	Affected :	100%						
	Location: Basem									
	Explanation : Loc	cations								

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

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

Page: 32

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

Area Sq Ft : 39,832 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$171,300
Electrical		\$458,000
Mechanical	\$379,000	\$474,800
Total	\$379,000	\$1,104,100
Importance Code A		\$171,300
Importance Code B	\$379,000	\$932,900
Total	\$379,000	\$1.104.100

Total \$379,000 \$1,104,100

\$38,200			
\$152,500	\$12,000	\$13,100	\$35,200
\$190,800	\$12,000	\$13,100	\$35,200
\$3,900	\$3,900	\$3,900	\$3,900
\$21,800	\$6,600	\$7,400	\$4,800
\$13,000	\$1,500	\$1,700	\$2,200
\$152,100			\$24,200
FY 2021	FY 2022	FY 2023	FY 2024
	\$152,100 \$13,000 \$21,800 \$3,900 \$190,800	\$152,100 \$13,000 \$21,800 \$3,900 \$190,800 \$12,000 \$152,500 \$12,000	\$152,100 \$13,000 \$1,500 \$1,700 \$21,800 \$6,600 \$7,400 \$3,900 \$3,900 \$3,900 \$190,800 \$12,000 \$13,100



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

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

Asset #: 2653

Architecture	Current Repair		ure Replacement	M	Maintenance				
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Yea	r Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority			
xterior									
Roof									
Copper/Terne	100%	205	8 **	10	\$171,300				
terior									
Floors									
Carpet	80%	202	. ,) 3	\$95,400				
	Staining/Discoloring, Exten Location: Various								
	Worn/Eroded, Extent : Ligh Location : Throughout	t, Area Affected : 1	100%						
Terrazzo	10%	LIF	E *>	* 5	\$9,300				
Vinyl Tile	5% Now	\$600 203		* 3	\$1,100				
Ž	Cracking/Crumbling, Extend Location : Electrical Room		Affected : 2%						
Wood	5%	204	5 * *	* 5	\$5,600				
Interior Walls									
Fiberglass Panel	28%	LIF	E * *	* 10	\$5,200				
Gypsum Board	10%	LIF	E * *	* 5-10	\$12,500				
Marble Panels	2%	LIF	E * *	* 10	\$600				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Columns								
	Explanation: Columns								
Plaster	60%	LIF	E **	* 5-10	\$37,600				
Ceilings					4				
Exposed Struc: Steel	25%	LIF	E **	* 10	\$29,800				
Glass: Susp Panels	50%	LIF			\$22,400				
Gypsum Board	25%	LIF			\$51,200				

lectrical	Current Repair	Future	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2040	* *	5	\$1,000	
	Other Observation, Extent:	Light, Area Affected:	100%			
	Location: Basement					
	Explanation: This Section	Is Supplied From 81st	t Street Electrica	l Service		
Transformers						
Dry Type	100%	2035	* *	5	\$100	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2030	\$37,000	5	\$1,000	
Raceway						
Conduit	60%	2030	\$21,300	1		
Conduit	40%	2030	\$14,200	1		
Panelboards						
Molded Case Bkrs	80%	2029	\$20,400	5	\$800	
Molded Case Bkrs	20%	2038	* *	5	\$200	

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

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

Asset #: 2653

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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	1000/						
Not Accessible	100%						
Lighting							
Interior Lighting	60%		2025	* *	10	¢21 000	
Fluorescent		tures, Extent : Light,	2035		10	\$21,900	
	Location : Throug		Area Aj	ieciea : 100%			
Fluorescent	20%	5	2025	\$29,300	10	\$7,300	
Incandescent	10%		2025	\$54,800	2	\$100	
mountescent	Other Observation, Location : 1st Flo		Affected	! : 100%	2	Ψ100	
	Explanation: Tra	ick Lights Are Install	ed In Th	e First Floor.			
LED	10%		2040	* *			
	Location: Basem			! : 100%			
	Explanation : LE	D Lights Installed In	2018.				
Egress Lighting							
Emergency, Battery	40%		2025	\$24,400	10	\$3,800	
Exit, LED	60%		2045	* *	1		
Alarm							
Security System	6007						
No Component	60%		2025	054500		# 6 000	
Generic	40%		2025	\$54,700	1	\$6,000	
Fire/Smoke Detection	600/						
No Component	60%		2025	¢107.300	1.2	¢10.100	
Generic, Analog	40%	Entant I: 1. A	2025	\$187,300	1-3	\$10,100	
		Extent : Light, Area	Affectea	: 100%			
	Location: Through		ol D 1	In I conto J I C	au 2 D.	over over	
	Expianation : Ma	in Fire Alarm Contro	oi Panel	is Locatea in Secti	on 3 Bas	ement.	

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

Heating

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

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

Asset # : 2653

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution (P	(00/ 0.2	Ф112 200	2060	* *			
Steam Piping/Pump	60% 0-2 Corroded, Extent : Sev Location : Througho		2060 d : 100%	* *			
Steam Piping/Pump	40% 4+	\$37,400	2040	* *			
	On Extended Life, Exte Location : Througho		ea Affect	ed : 100%			
Terminal Devices							
Convector/Radiator	8% On Extended Life, Exte Location : Througho		2028 ea Affect	\$18,100 ed : 100%	1	\$1,000	
Convector/Radiator	2% 0-2 Malfunctioning, Extendation: Througho			* *	1	\$200	
No Component	90%						
Air Conditioning							
Distribution CW & CHW Wtr Pipe/Pump	100%		2050	* *	4	\$2,900	
2 · JJ	Other Observation, Ex Location : Section 17	-	Affected	: 100%			
	Explanation : Piping Chiller Plant In Sect		ter Is Pu	mped To This Buil	ding Fro	m The Central	
Terminal Devices Air Handler/Cool/Ht	100%		2030	\$474,800	1	\$24,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$35,200	
Exhaust Fans	1000/		2025	* *	2	¢1 200	
Roof Plumbing	100%		2035		2	\$1,200	
H/C Water Piping Galvanized Steel	80% 4+ On Extended Life, Exte Location : Througho		2035 ea Affect	* * ed : 100%	1		
C 1 1 1 1		ш	2042	* *	1		
Galvanized Steel Sanitary Piping	20%		2043	-yw-	1		
Cast Iron	100% 4+ On Extended Life, Exte Location : Througho		LIFE ea Affect	* * ed : 100%	1		
-							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
	100%		LIFE	* *	1		

Vertical Transport

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

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

Asset #: 2653

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

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

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

Page: 37

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

Area Sq Ft : 71,368 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,5

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$177,000	\$35,500	\$46,800	\$67,900
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	
Total	\$177,000	\$35,500	\$46,800	\$67,900



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

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

Asset #: 2314

Architecture	Current Rep	air	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	1000/ 37	44.4		di di	_	4404.400	
Masonry: Brick	100% Now Diagonal Cracks, Extend Location: North Faca	t : Moderate, Area	AFFE Affecto	* * ed : 10%	5	\$106,300	
Windows							
Aluminum	25%		2046	* *	5	\$4,900	
Wood	75% Now Deteriorated Finish, Ext Location : Throughout	ent : Moderate, Ar	2055 ea Affe	* * ected : 50%	5	\$73,100	
	Thermally Inefficient, Ex Location : Throughout						
	Split/Cracked, Extent : Machine Split/Cracked, Extent : Machine Split Sp		ected :	50%			
Parapets	0.50/	_	TEE	مان مان	5 10	0.42.4 00	
Masonry: Brick	85%		JFE	* *	5-10	\$42,100	
Pre-Cast Concrete	10%		LIFE	**	5	\$9,100	
Stucco Cement	5% 4+ Worn/Eroded, Extent : M Location : Interior Par	Aoderate, Area Aff	2035 ected :		5	\$500	
Roof							
Copper/Terne	75% Now Water Penetration, Exte Location : Gutter Betw	nt : Moderate, Are					
IRMA/Protected Membrane	3%	2	2030	\$11,200	10	\$1,200	
	Gravel/Stone Ballast, Ex Location : Below Roof						
Modified Bitumen	7%	2	2030	\$44,300	10	\$2,900	
Skylight, Plastic	3%	2	2035	* *	1		
	Other Observation, Exte Location : At Stair Explanation : Atop Bu		fected	: 100%			
Sloped Glazing	12%		IFE	* *	5	\$131,500	
Interior Floors	-2/3					4101,000	
Carpet	60%	2	2026	\$928,400	3	\$128,200	
Cork Tile	5%		2040	**	5	\$4,700	
Sheet Vinyl/Rubber	3%	2	2035	* *	5	\$4,800	
Traffic Topping	5%	2	2035	* *	5	\$6,700	
	Other Observation, Exte Location : Basement L Explanation : Liquid A	aboratories And 21	nd Floo				
Ward Til-				* *	2	¢7 200	
Vinyl Tile Vinyl Tile 9" X 9"	18% 6%		2035	\$80,100	3	\$7,200 \$3,200	
Wood	3%		2045	\$60,100 * *	5	\$6,000	

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

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

Asset #: 2314

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2033	* *	5	\$5,500	
Gypsum Board	57%			LIFE	* *	5-10	\$176,200	
Plaster	30%	Now	\$9,900	LIFE	* *	5	\$16,400	
	Location Water Pen	: Roof Stai	xtent : Moderate, A					
Wood	10%			LIFE	* *	5	\$145,400	
Ceilings								
AcousTile,Adhered	2%			2043	* *	5	\$2,100	
AcousTileSusp.Lay-In	20%			2043	* *	5	\$21,400	
Exposed Concrete	3%			LIFE	* *	5-10	\$4,000	
-	0	Crumbling, 1 : Fifth Flo	Extent : Light, Ard or	ea Affect	ed : 5%			
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	
	Location Water Pen	n : Adjacent netration, E:	Extent: Moderate To Sloped Glazing xtent: Moderate, A To Sloped Glazing	g 5th Flo Area Affe	or ected : 2%		·	

lectrical	Current Repair	Future Repl	acement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$300	
	Other Observation, Extent : Light	t, Area Affected : 100%	%			
	Location: Basement					
	Explanation : Fed From Buildin	ıg 1				
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$300	
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$1,900	
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	30%	2035	* *	5	\$100	
Variable Frequency	70%	2043	* *			
Drive						

Lighting

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

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

Asset #: 2314

Cycle (Yrs)	Estimated Cost	
, i		Priority
) 10	\$52,400	
) 2	\$200	
•		
10	\$4,300	
10	\$4,300	
) 1		
• 1	\$26,700	
: 12	¢25 200	
1-3	\$33,200	
	* 1-3	1 \$20,700

Mechanical	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Pres. Reducing	100%		2033	* *	5	\$4,200	
Valve/LP Steam							
Distribution							
Steam Piping/Pump	20% 0-2	\$67,100	2060	* *			
	Leak Evident, Extent : N	Ioderate, Area A	Iffected :	20%			
	Location : Throughout	t Due To Deterio	orating P	iping			
Steam Piping/Pump	80% 4+	\$268,300	2060	* *			
1 8 1	On Extended Life, Exten	nt : Moderate, Ai	ea Affec	ted : 80%			
	Location : Throughout	t					
	Other Observation, Exte	ent : Severe, Are	a Affecte	ed: 80%			
	Location : Throughout	t					
	Explanation : Piping (Covered In Insul	ation				

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

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

Asset #: 2314

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Terminal Devices	50/ 0.2	Ф 52 200	2040	* *		Ф2 000	
Air Handler		\$53,300 nt : Moderate, Area A nical Room 5th Floo	00		1	\$2,000	
Air Handler	45%		2030	\$480,000	1	\$19,900	
Convector/Radiator	10% 0-2	\$40,600	2050	* *	1	\$2,100	
		tent : Moderate, Are ghout, Defective Stea			es		
Convector/Radiator	40% 4+	\$81,200	2035	* *	1	\$8,300	
	On Extended Life, I Location : Throug	Extent : Moderate, A ghout	rea Affec	ted : 100%			
ir Conditioning							
Energy Source	200/		2046	ate ate			
Electricity	30%		2046	* *	1		
No Component	70%	Extent : Light, Area	Affaatad	. 00/			
	Location : Section	-	Ајјестеи	. 0/0			
		om Chilled Water Pla	ant				
Conversion Equipment	<i>F</i>						
Split Unit	10%		2030	\$161,900			
•	R-22 Refrigerant, E Location : Roof	Extent : Light, Area A	Iffected :	100%			
Window/Wall Unit	10% 2-4 On Extended Life, I Location : Throug	\$15,800 Extent : Light, Area 2 ghout	2030 Affected :	\$15,800 100%	1		
No Component	80%						
		Extent: Light, Area	Affected	: 0%			
	Location : Lower						
	Explanation : Chi	lled Water Is Fed Fr	om Sectio	on 17 Central Chil	ller Plani	t	
Distribution CW & CHW Wtr Pipe/Pump	50%		2040	* *	4	\$1,800	
1	Other Observation, Location : Throug	Extent : Light, Area ghout	Affected	: 100%			
	Explanation: Pip	ing Only, Chilled Wo	ater Is Pu	mped From Section	on 17		
No Component	50%						
Terminal Devices							
Air Handler/Dir Expansion	10%		2030	\$17,000	1		
	Location: Basem	Extent : Light, Area ent And Mechanical	Rooms				
	Explanation: Con	nputer Room Units A	and Units	For All Floors			
Air Handler/Cool/Ht	50%		2030	\$85,100	1	\$22,100	
No Component	40%						

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

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

Asset #: 2314

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning Heat Rejection Water Cooling Tower	100% Other Observation, Extent : Light, Are Location : Courtyard Explanation : Serves Chiller Plant In		2 \$71,800	
Ventilation				
Distribution Ductwork/Diffusers	100%	LIFE **	2-5 \$63,000	
Exhaust Fans Roof	100% 4+ \$63,000 Malfunctioning, Extent: Severe, Area Location: Roof		2 \$1,700	
Plumbing H/C Water Piping Galvanized Steel	60% On Extended Life, Extent : Moderate, Location : Throughout	2028 \$199,700 Area Affected : 100%	1	
Galvanized Steel	40% 0-2 \$133,100 Corroded, Extent: Moderate, Area Af Location: At Points Of Use, Heavy Corrosion Is Creating Water Flow R	fected : 20% Internal Pipe Corrosion Repo	1 orted, The Internal Pipe	
Water Heater	corresion is creating water i town	testi tettoti Issues		
Electric	5% Other Observation, Extent: Light, Are Location: 5th Floor Conservation L Explanation: 50 Gallon		4	
No Component	95%			
Sanitary Piping Cast Iron	100% 4+ \$277,600 On Extended Life, Extent : Moderate, Location : Throughout		1	
Storm Drain Piping				
Cast Iron	80% Now \$6,300 On Extended Life, Extent : Moderate, Location : Throughout		1	
Cast Iron	20% 0-2 \$31,600 Corroded, Extent: Moderate, Area Af Location: Basement, Heavy Interna Corrosion Is Creating Flow Capacit	fected : 20% l Storm Drain Pipe Corrosio		
Fixtures Generic	100%			
Vertical Transport Elevators Geared Traction	100% Other Observation, Extent : Light, Are Location : Basement To 5th Floor, E Explanation : 1 Unit, No 7			

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

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

Asset #: 2314

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$36,000	
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$1,000	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location: Basement					
	Explanation: Basement					

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

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

Page: 44

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

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
Total		\$126,600
Importance Code A		\$40,200
Importance Code B		\$86,400
Total		\$126,600

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
Total	\$42,200	\$500	\$2,500	\$600
Importance Code A	\$24,800		\$100	
Importance Code B	\$9,900	\$500	\$2,400	\$600
Importance Code C	\$7,600			
Total	\$42,200	\$500	\$2,500	\$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.

Asset #: 2330

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$9,900	
Metal Panel	15%			2040	* *	5-10	\$6,000	
Windows								
Aluminum	10%			2038	* *	5	\$100	
Wood			14,400	2055	**	5	\$2,300	
		ed Finish, Extent : N : Throughout	1oderate,	Area Afj	fected : 50%			
	Thermally	Inefficient, Extent:	Moderate	, Area Ą	ffected : 100%			
	Location	: Throughout						
	Split/Crac	ked, Extent : Modera	ite, Area A	Affected	: 50%			
	Location	: Throughout						
Parapets								
Concrete Masonry Unit		Now	\$500	LIFE	* *	5	\$200	
		· Miss/Erod, Extent :	Moderat	e, Area A	Affected : 10%			
	Location	: South Side						
Masonry: Brick	65%			LIFE	* *	5-10	\$2,800	
Pre-Cast Concrete	10%			LIFE	* *	5	\$800	
Roof								
Built-Up (BUR)	35%			2025	\$21,600	10	\$1,400	
		Miss/Disp, Extent : M : Upper Roof	Ioderate,	Area Afj	fected : 10%			
Modified Bitumen	65%	Now	\$800	2030	\$40,200			
	_	Evident, Extent : Mod : At Roof Penetratio		ea Affec	·			
		etration, Extent : Mo		rea Affe	cted · 10%			
		: Above Office Area						
		ded, Extent : Modera		1ffected	: 100%			
		: Throughout		55				
Interior								
Floors								
Carpet	35%			2029	\$32,000	3	\$3,300	
Slate	5%			LIFE	* *	5	\$700	
Terrazzo	10%			LIFE	* *	5	\$1,000	
Vinyl Tile	50%			2035	* *	3	\$1,200	
Interior Walls								
Gypsum Board	25%			LIFE	* *	5-10	\$3,800	
Masonry: Brick	5%			LIFE	* *	10	\$100	
Plaster	65%			LIFE	* *	5-10	\$4,900	
Wood	5%			LIFE	* *	5	\$3,600	

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

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

Asset #: 2330

Architecture		Current Repa	air	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$400	2043	* *	5	\$500	
	Staining/D	oiscoloring, Ext	ent : Moderate	e, Area A	ffected : 5%			
	Location	: 2nd Floor O	ffice					
	Water Penetration, Extent: Moderate, Area Affected: 5%							
	Location	: 2nd Floor O	ffice	50				
Gypsum Board	30%			LIFE	* *	5-10	\$6,500	
Plaster	55%	Now	\$2,600	LIFE	* *	5	\$2,200	
	Loose/Del	am Surface, Ex	tent : Moderat	e, Area A	Affected : 5%		. ,	
	Location	: Various						
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location	: Throughout						
	Water Pen	etration, Exten	t : Moderate, A	Area Affe	ected : 5%			
	Location	: Various						

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2038	* *	5	\$100	
Wiring						
Thermoplastic	100%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5		
Lighting Interior Lighting Fluorescent	95%	2035	* *	10	\$3,700	
Tuorescent	Compact Fluorescent Light, Exte Location : Throughout T-8 Lamps And Fixtures, Extent	ent : Light, Area Affec		10	ψ3,700	
	Location : Throughout					
LED	5%	2035	* *			
Egress Lighting						
Emergency, Service	50%	2030	\$1,200	1		
Exit, Service	50%	2030	\$600	1		
Alarm						
Security System	500/					
No Component	50%	2030	67.200	1	\$900	
Generic	50% Other Observation, Extent: Ligh Location: Throughout Explanation: Fed From Comm	nt, Area Affected : 100		1	\$800	

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

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

Asset #: 2330

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

Mechanical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
leating									
Conversion Equipment			di di	_	***				
Pres. Reducing	35%	2033	* *	5	\$100				
Valve/LP Steam No Component	65%								
No Component		ean Affected	. 0%						
	Other Observation, Extent : Light, Area Affected : 0% Location : Throughout								
	Explanation : Medium Pressure Ste	am Sourced	From Adjacent R	uildino					
Distribution	Explanation : Medium 1 ressure Sie	am sourcea	1 Tom Hajacent Bi	anung					
Central Plant Steam Piping/Pmp	100%	2040	* *	4	\$200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Ceiling								
	Explanation: For Units Located Or	n Roof Of Se	ction 1						
Terminal Devices									
Convector/Radiator	50%	2035	* *	1	\$700				
No Component	50%		00/						
	Other Observation, Extent : Light, Ar Location : Lower Level								
	Explanation : Air Handling Equipm	ent Is Accoi	ınted For Under A	lir Condi	tioning				
ir Conditioning									
Energy Source	1000/	2020	* *						
Electricity	100%	2038	· · ·	1					
Conversion Equipment Exterior Pkg Unit -	50%	2025	¢10 100	2	\$100				
Cooling	30%	2023	\$18,100	2	\$100				
Cooling	Other Observation, Extent : Light, Ar	rea Affected	. 100%						
	Location: Roof Section 1	ca rijjecica	. 10070						
	Explanation : Serves 2nd Floor								
Exterior Pkg Unit -	50%	2025	\$18,100	2	\$100				
Cooling	3070	2023	Ψ10,100	-	Ψ100				
	Other Observation, Extent : Light, Ar	ea Affected	: 100%						
	Location: Roof Section 1								
	Explanation : Serves 1st Floor								
Terminal Devices									
Air Handler/Cool/Ht	100%	2030	\$50,200	1	\$2,600				

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

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

Asset #: 2330

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,700	
Exhaust Fans							
Interior	100%		2030	\$15,900	2	\$100	
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

Page: 49

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$100,600	\$11,000	\$25,800	\$15,700
Importance Code A	\$50,600		\$2,600	
Importance Code B	\$44,100	\$11,000	\$23,100	\$15,700
Importance Code C	\$5,900			
Total	\$100,600	\$11,000	\$25,800	\$15,700



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

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

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

Asset #: 4247

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
exterior					
Exterior Walls					
Masonry: Brick	90%	LIFE **	5	\$67,600	
Pre-Cast Concrete	10% Now \$7,0		5	\$12,200	
	Cracking/Crumbling, Extent: Mod	50			
****	Location : Fascia Above Loading	Dock Area			
Windows	1000/	2046 **	5		
Aluminum	100%	2046 **	5		
Parapets	25%	2065 **	5	¢5 100	
Copper/Terne Metal Rail			5 5	\$5,100 \$15,000	
Metal Kall	50% 4+ \$1,3 Corrosion/Rusting, Extent: Light,	00 2043	3	\$15,000	
	Location: Throughout	Area Affectea . 1570			
Pre-Cast Concrete	25%	LIFE **	5	\$13,300	
Roof	<i>L3</i> /0	LIFE	3	\$13,300	
IRMA/Protected Membrane	95%	2030	10		
Wembrane	Gravel/Stone Ballast, Extent : Ligh	t Area Affected : 100%			
	Location: Throughout	i, iii ca iijjeetea . 10070			
	Vegetation Growth, Extent : Moder	rate. Area Affected : 5%			
	Location : Northeast Corner Of F				
Roll Roofing	5%	2029	5		
Soffits	270	202)			
Cast Stone/Terra Cotta	5% Now \$1,8	00 LIFE **	5	\$900	
	Cracking/Crumbling, Extent: Mod			*****	
	Location : Loading Dock Area				
Stucco Cement	95%	2043 **	5	\$5,300	
	Other Observation, Extent : Light,		-	40,000	
	Location : Loading Dock Area				
	Explanation: This Is Actually Pla	aster Finish			
nterior					
Floors					
Carpet	15%	2029 \$126,100	3	\$13,100	
Carpet	10% Now \$16,8		3	\$8,700	
	Staining/Discoloring, Extent: Mod	lerate, Area Affected : 50%			
	Location : First Floor				
	Worn/Eroded, Extent : Light, Area				
	Location : Throughout First Floo	r			
Cast in Place Concrete	72%	LIFE **	5	\$182,800	
Ceramic Tile	3%	2039 **	5	\$1,700	
Interior Walls					
Gypsum Board	90% Now \$4,4		5	\$27,800	
	Cracking/Crumbling, Extent: Mod				
	Location : North Side Of Stacks (
	Water Penetration, Extent : Moder				
	Location : North Side Of Stacks (
Masonry: Brick	10%	LIFE **	10	\$1,500	

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

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

Asset #: 4247

Architecture	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2043	* *	5	\$8,700	
Exposed Struc: Steel	82%		LIFE	* *	10	\$95,200	
Gypsum Board	3%		LIFE	* *	5-10	\$6,000	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2050	* *			
		ation, Extent : Light, Area Lear Yard Area	Affected	! : 100%			
	Explanation	: Located Above Retainin	g Wall				
Retaining Walls							
Cast in Place Concrete	100% N	Now \$900	2050	* *			
	Broken/Missi	ng Elements, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location : R	Rear Yard Area					
	Cracking/Cru	mbling, Extent : Moderate	, Area A	ffected : 10%			
	Location : R	Rear Yard Area	-				
Site Pavements							
Parking/Driveway							
Cast in Place Concrete	100%		2035	* *			

lectrical	Current Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Transformers							
Dry Type	100%	2035	* *	5	\$100		
	Other Observation, Extent : Light, Are Location : Mechanical Mezzanine Explanation : 45 Kilovolt-ampere	a Affected	: 100%				
Raceway							
Conduit	100%	2050	* *	1			
Panelboards							
Fused Disc Sw	50%	2038	* *	5	\$400		
Molded Case Bkrs	50%	2038	* *	5	\$500		
Wiring							
Thermoplastic	100%	2040	* *	1			
Motor Controllers							
Locally Mounted	50%	2035	* *	5	\$100		
Variable Frequency Drive	50%	2043	* *				

Lighting

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

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

Asset #: 4247

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2030	\$142,400	10	\$35,600	
	T-8 Lamps And Fixtures, Extent: Light,	Area Afj	tected: 80%			
	Location: Throughout		00 1 2007			
	T-12 Lamps And Fixtures, Extent: Ligh	t, Area A	ffected: 20%			
	Location : Mechanical Rooms					
Egress Lighting	500/	2020	#10.000			
Emergency, Service	50%	2030	\$10,800	1		
Exit, Service	50%	2030	\$5,900	1		
Exterior Lighting	2007	2020	#20.100			
LED	20%	2030	\$38,100			
	Other Observation, Extent: Light, Area	Ајјестеа	: 100%			
	Location: Roof	11				
	Explanation: Controlled Via Photoce	ll				
No Component	80%					
Alarm						
Security System	1000/	2025	* *	1	014.500	
Generic	100%	2035		1	\$14,500	
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Throughout					
D' /G 1 D	Explanation : Fed From Command Co	enter In E	Building 12			
Fire/Smoke Detection	700/					
No Component	70%	2025	* *	1.2	Φ 7.2 00	
Generic, Digital	30%	2035		1-3	\$7,200	
	Other Observation, Extent: Light, Area	Ајјестеа	1. 100%			
	Location: Throughout	nd Cont	u In Davildina 12			
	Explanation : Fed From Fire Comma	na Centei	r in Builaing 12			

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2040	* *	1		
No Component	90%					
	Other Observation, Extent : Light, Arc	ea Affected : 0%				
	Location: Section 9					
	Explanation: Utility Steam					
Distribution						
Steam Piping/Pump	100%	2040	* *			
Terminal Devices						
Convector/Radiator	10%	2035	* *	1	\$1,300	
	Other Observation, Extent : Light, Are	ea Affected : 100	%			
	Location : Stairwell					
	Explanation : All Floors					
No Component	90%					

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

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

Asset #: 4247

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution						
CW & CHW Wtr	100%	2040	* *	4	\$1,900	
Pipe/Pump						
	Other Observation, Exte	nt : Light, Area Affectea	l : 100%			
	Location: Section 17				mi a i	
	Explanation : Piping C Chiller Plant In Sectio	Only, Chilled Water Is Pa n 17	umped To This Bui	lding Fro	om The Central	
Terminal Devices						
Air Handler/Cool/Ht	100%	2030	\$462,100	1	\$24,000	
Ventilation						
Distribution	4000/		ماد ماد		44.400	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$34,200	
Exhaust Fans	7 00/	2020	452.200	•	Φ.60.0	
Interior	50%	2030	\$73,300	2	\$600	
Roof	50%	2030	\$34,200	2	\$600	
Plumbing						
H/C Water Piping	100%	2040	* *	1		
Brass/Copper	100%	2040		1		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10070	LIFE		1		
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
Genred Traction	Other Observation, Exte		l : 100%			
	Location : Basement T	0				
	Explanation: 1 Unit, 1					
Fire Suppression		-				
Standpipe						
Generic	100%	2050	* *	1-5	\$19,500	
Sprinkler						
Generic	100%	2050	* *	1-2	\$10,900	

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

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

Page: 54

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

Area Sq Ft : 151,891 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,5,6

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$296,500	\$91,400	\$141,700	\$106,700
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			
Total	\$296,500	\$91,400	\$141,700	\$106,700



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

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

Asset #: 2315

Architecture	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick		\$119,100 LIFE	* *	5	\$34,800	
	Jnt Mortar Miss/Erod, Exte	ent : Moderate, Area Aff	ected: 30%			
	Location: Throughout					
Masonry: Granite	85%	LIFE	* *	5	\$295,700	
Windows						
Bronze/Brass	25%	2038	**	5	\$28,100	
	Other Observation, Extent		ed : 100%			
	Location : Central Park V					
	Explanation : Painted Sur		*****			
Steel	75%	2029	\$911,000	5	\$168,500	
Parapets	00/ 31	0.4.2 00 FIEE	* *	_	.	
Masonry: Brick	8% Now	\$4,200 LIFE		5	\$600	
	Jnt Mortar Miss/Erod, Exte	ent : Moderate, Area Aff	ected: 20%			
	Location : Throughout					
Masonry: Granite	80%	LIFE	* *	5-10	\$87,600	
Metal Panel	7%	2050	* *	5	\$2,100	
Metal Rail	5%	2043	* *	5-10	\$7,200	
Roof	100/ 2.4	Ф2 200 2020	#112 000			
Built-Up (BUR)	10% 2-4	\$2,300 2030	\$113,800			
	Gravel/Slag Surface, Exten Location : Flat Roof At W		100%			
	Gut/DS Non Func/Miss, Ex		atad · 500/			
	Location: Flat Roof At W		.iea . 50/0			
C/T			* *	10	¢02.200	
Copper/Terne	50%	2045		10	\$92,300	
IRMA/Protected Membrane	10%	2030	\$66,800	10	\$7,400	
	Grvl/Blst Miss/Disp, Extent		ted : 20%			
	Location: Lower Roof Or		1000/			
	Other Observation, Extent		100%			
	Location: Lower Roof Ar					
	Explanation: Located On					
Modified Bitumen	30%	2030	\$341,300	10	\$22,200	
Soffits	-00/					
Ceramic Tile	70%	2050	**	10		
	Recent Replace Evident, Ex		rea : 100%			
	Location : Driveway Belo		1000/			
	Other Observation, Extent		100%			
	Location : Driveway Belo					
M	Explanation: This Is Actu	•	acotta Tile **			
Masonry: Granite	30%	LIFE	* * *	5		

Interior

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

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

Asset #: 2315

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	\$329,300	3	\$45,500	
Cast in Place Concrete	10%	Now	\$26,800	LIFE	* *	5	\$49,700	
			Extent : Moderate, .	Area Affe	ected : 10%			
		: Basemer						
		ion : Grou	nd Water Penetrat					
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	
			xtent : Moderate, A					
	Location	: First Flo	oor And Lower Lev	el Hall A	nd Corridors			
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				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	
			Extent : Light, Area		: 100%			
			velt Memorial Hal	ı				
Ceilings	Ехріапаі	ion : Murc	ls On Plaster					
AcousTileConcealSpLn	10%			2043	* *	5	\$28,400	
Acous TileSusp.Lay-In	10%			2043	* *	5	\$22,700	
Exposed Concrete	10%			LIFE	* *	5-10	\$28,400	
Plaster	20%			LIFE	* *	5-10	\$78,100	
Tiuster		ervation. F	Extent : Light, Area		1: 100%	3 10	Ψ70,100	
			velt Memorial Hal					
			rative Coffered Ce					
Plaster	50%			LIFE	* *	5-10	\$195,400	
Site Enclosure	3070			DII E		3 10	Ψ175,100	
Free Standing Walls								
Masonry: Fieldstone	100%			2040	* *			
<u>-</u>		ervation, E	Extent : Light, Area		: 100%			
	Other Observation, Extent : Light, Area Affected : 100% Location : Main Entrance And Driveway Area							
	Explanat	ion : This	Is Actually Granite	?				
Retaining Walls			·					
Masonry: Fieldstone	100%			2040	* *			
- -	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Main En	trance					
	Explanat	ion : This	Is Actually Granite	<u> </u>				
Site Pavements				_				
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

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

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

Asset #: 2315

Architecture	Cu	rrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		l Date Estim ears)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Pavers/Stone	100% N	ow	\$28,400	2033	* *			
	Jnt Mortar Mis	ss/Erod, Exte	nt : Modera	te, Area A	Affected : 25%			
	Location : M	ain Entrance	Steps					
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			
	Other Observa	tion, Extent :	Light, Area	Affected	: 100%			
	Location : Bo	asement Level	Driveway					
	Explanation .	: This Is Actu	allv Stampe	d Concre	te			

cle Estimated Cost rs) \$600	Priority
\$600	
\$600	
\$600	
\$500	
\$100	
\$4,000	
	5 \$1,000

Lighting

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

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

Asset #: 2315

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2030	\$502,200	10	\$125,400	
	Compact Fluorescent Light, Location: Throughout	Extent : Light, Area	Affected : 30%			
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Aff	ected : 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: Location: Throughout	Light, Area Affected	: 100%			
	Explanation : Fire Comma	nd Center In Securit	y Area			

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

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

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

Asset #: 2315

Mechanical		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution (P)	500/			2046		4	Φ7. 600	
Hot Wtr Piping/Pump	Location	ervation, E : Sub-base tion : Glyco		2046 Affected	**	4	\$5,600	
Steam Piping/Pump	15%			2050	* *			
Steam Piping/Pump			\$178,500 evere, Area Affecte rs, Piping Original					
Steam Piping/Pump		4+ led Life, Ex : All Floor	\$71,400 tent : Moderate, A	2060 rea Affec	* * ted : 100%			
Terminal Devices								
Air Handler	40%			2025	\$908,100	1	\$37,600	
Convector/Radiator	-	-	\$43,200 nt : Moderate, Are out, Defective Stea		* * d : 50% And Condensate Q	1 Juenchin	\$2,200 g Tank	
Convector/Radiator		4+ led Life, Ex : Through	\$237,700 tent : Moderate, A out	2035 rea Affec	* * ted : 100%	1	\$24,300	
Air Conditioning								
Energy Source								
Electricity	10%			2046	* *	1		
No Component	Location	: Section I	xtent : Light, Area 17 ed Water Plant	Affected	: 0%			
Conversion Equipment								
Split Unit	5%			2030	\$172,300			
Window/Wall Unit	10%			2025	\$33,600	1		
No Component	85% Other Observation, Extent : Light, Area Affected : 0% Location : Section 17							
	Explanat Section 1		er Water Is Supplie	ed To Thi	s Building From T	he Centr	al Chiller Plant In	
Distribution CW & CHW Wtr Pipe/Pump	90%			2040	* *	4	\$6,700	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Section I	17					
	Chiller P	tion : Pipin Plant In Sec		ater Is Pi	ımped To This Bui	lding Fro	om The Central	
No Component	10%							

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

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

Asset #: 2315

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices	200/	2020	¢54.200	1	¢10 000	
Air Handler/Cool/Ht	20% Other Observation, Extent : Lig	2030 ht Area Affected :	\$54,300	1	\$18,800	
	Location: Roof	m, m ca myeetea .	10070			
	Explanation : East Roof					
Air Handler/Cool/Ht	80%	2025	\$217,300	1	\$75,100	
	Other Observation, Extent : Lig	ht, Area Affected :				
	Location : Mechanical Rooms					
	Explanation: West Roof And	North And Sub Bas	sements			
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$134,100	
Exhaust Fans	10070	LIFE		2-3	\$154,100	
Roof	100%	2025	\$268,100	2	\$4,700	
Plumbing						
H/C Water Piping						
Galvanized Steel	•	4,200 2050	**	1		
	On Extended Life, Extent: Mod Location: Throughout	erate, Area Affecte	ed : 100%			
Galvanized Steel		4,200 2050	* *	1		
	Corroded, Extent: Severe, Area		11 6 1 11	a n	, 1 77	
	Location: At Or Near Point C Internal Corrosion Is Creating			rping Ke	eportea. The	
Water Heater	internal corresion is creaming	S // diver 1 to // 1test.	retron issues			
Electric	100%	2023	\$142,200	4	\$1,300	
	Not in Service, Extent : Severe,	Area Affected : 5%	ó			
	Location: Sub-basement		0.507			
	Other Observation, Extent: Lig	ht, Area Affected :	95%			
	Location: Throughout	And Machanical I	Dooms			
HW Heat Exchanger	Explanation : Janitors Closets	Ana Mechanicai I	COOMS			
Steam Fired	100%	2030	\$257,100	4	\$22,500	
	Not in Service, Extent : Severe,		•	,		
	Location: Sub-basement					
Sanitary Piping						
Cast Iron	100% 2-4 \$1,18		**	1		
	On Extended Life, Extent: Mod	erate, Area Affecte	ed: 100%			
	Location : Throughout					

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

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

Asset #: 2315

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	40% 0-2 \$134,600	LIFE **	1	
	Corroded, Extent: Severe, Area Affecte		· D· C ·	
	Location : Sub-basement And Baseme Reported. The Internal Corrosion Is (
	Heavy Down Pour	realing Flow Capacity Issu	es During I erious Of	
	Other Observation, Extent : Severe, Are	ea Affected : 80%		
	Location : Risers			
	Explanation : Original To The Building	ng And Failing In Multiple I	Locations	
Cast Iron	60% 4+ \$201,900	LIFE **	1	
	On Extended Life, Extent : Moderate, A	lrea Affected : 100%		
	Location: Throughout			
Sump Pump(s)				
Non-Submersible	100%	2035 **	4 \$3,200	
	Other Observation, Extent : Light, Area	a Affected : 20%		
	Location: Sub-basement			
E:	Explanation: Mechanical			
Fixtures Generic	100%			
Vertical Transport	10070			
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light, Area			
	Location : Basement To 5th Floor, Ro			
	Explanation: 4 Units, No 1, 2, 3, 4			
Fire Suppression				
Standpipe				
Generic	100%	2040 **	1-5 \$76,600	
Sprinkler	000/			
No Component	90%	2040 ***	1.2	
Generic	10%	2040 **	1-2 \$4,300	
	Other Observation, Extent : Light, Area Location : Basement And Sub-baseme	**		
		eni		
	Explanation: Source In Section 17			

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

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

Page: 62

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

Area Sq Ft : 81,358 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,5,6,7,Ph

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$214,700	\$27,300	\$52,300	\$38,600
Importance Code A	\$27,600		\$2,400	
Importance Code B	\$116,000	\$27,300	\$49,900	\$38,600
Importance Code C	\$71,100			
Total	\$214,700	\$27,300	\$52,300	\$38,600



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

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

Asset #: 2316

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

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

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

Asset #: 2316

Architecture	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets Concrete Masonry Unit	45% Now	\$8,600	LIFE	* *	5	\$3,300	
Concrete Masoniy Onit	Cracking/Crumbling, Ex			fected : 35%	3	\$3,300	
	Location : Interior Of I		33				
	Diagonal Cracks, Extent		ea Affecto	ed : 30%			
	Location : Interior Of I						
Masonry: Brick	32% Now	\$40,800	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Ext Location: East And We		Area Afj	rected: 25%			
	Jnt Mortar Miss/Erod, E.		e. Area A	ffected : 50%			
	Location : Exterior Of		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Spalling, Extent : Moder	ate, Area Affecto	ed : 15%				
	Location : Elevator To						
	Vegetation Growth, Exte		lrea Affe	cted : 25%			
	Location : Interior Fac Water Penetration, Exter	-	raa Affa	etad · 50/			
	Location: Bulkhead Ro		геи Ајјес	ieu . 570			
Masonry: Granite	15% Now	\$3,800	LIFE	* *	5	\$1,200	
wasting. Granice	Jnt Mortar Miss/Erod, E.			ffected : 20%	5	Ψ1,200	
	Location : Throughout						
Stucco Cement	8% Now	\$15,200	2050	* *	5	\$700	
	Loose/Delam Surface, Ex		-	-			
Roof	Location : Interior Of I	-arapei waii - 1	nrougno	<u> </u>			
Built-Up (BUR)	80% Now	\$428,900	2040	* *			
2 mil of (2 cit)	Vegetation Growth, Exte			d : 15%			
	Location: Various						
	Water Penetration, Exter	ıt : Moderate, A	rea Affec	eted : 20%			
	Location : Various Worn/Eroded, Extent : So	overe Area Affe	ctad · 10	0%			
	Location: Throughout	ечеге, лгей лује	сиси . 10	070			
Copper/Terne	10%		2045	* *	10	\$8,700	
Modified Bitumen	5%		2030	\$26,800	10	\$1,700	
Skylight, Plastic	5%		2043	* *	1		
Interior							
Floors	15%		2026	\$264,600	2	\$36,500	
Carpet Cast in Place Concrete	10%		LIFE	\$204,000 * *	3 5	\$50,300	
Cork Tile	15% Now	\$103,200	2040	* *	5	\$8,000	
	Broken/Missing Elements			ea Affected : 15%			
	Location: Throughout						
	Worn/Eroded, Extent: M			25%			
Т	Location: Throughout	various Offices		* *	-	ΦΩ 5 1ΩΩ	
Terrazzo	50% 10%		LIFE 2030		5	\$95,100 \$6,100	
Vinyl Tile	1070		2030	\$117,500	3	\$0,100	

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

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

Asset #: 2316

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Gypsum Board	10%			LIFE	* *	5-10	\$49,900	
Masonry: Brick	10%			LIFE	* *	10	\$8,800	
Metal Panel	5%			LIFE	* *	10	\$6,600	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Exhibition	ı Halls					
	Explanat	ion : Inset L	Decorative Panels					
Marble Panels	20%			LIFE	* *	10	\$23,500	
Plaster	5%	Now	\$133,600	LIFE	* *	5	\$4,400	
	Cracking/0	Crumbling,	Extent : Moderate		ffected : 25%		, ,	
	_	_	oors And Bulkhead		V			
			tent : Moderate, A		cted : 35%			
			oors And Bulkhead					
Plaster	50%			LIFE	* *	5-10	\$124,700	
Ceilings							·	
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	
	Cracking/0	Crumbling, 1	Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Upper Flo	oor Ceilings And I	Bulkhead	ļ			
			tent : Moderate, A					
			oor Ceilings And I					
Plaster	55%	**		LIFE	* *	5-10	\$115,100	

lectrical	Current Repair Future Replacement		Current Repair		Current Repair Future Replacement Maintenance			Current Repair Future Replacem		
ystem Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts										
Raceway										
Conduit	100%		2040	* *	1					
Panelboards										
Molded Case Bkrs	100%		2038	* *	5	\$2,100				
Wiring										
Thermoplastic	100%		2050	* *	1					
Motor Controllers										
Locally Mounted	100%		2035	* *	5	\$500				

Lighting

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

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

Asset #: 2316

Electrical	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2030	\$283,900	10	\$70,900	
	Compact Fluorescent Light, Extent Location: Throughout	: Light, Area	Affected: 100%			
	T-8 Lamps And Fixtures, Extent: L	ight, Area Aff	fected : 100%			
	Location: Throughout					
Incandescent	2%	2025	\$22,400	2		
LED	3%	2035	* *			
	Other Observation, Extent : Light, A		: 100%			
	Location : Exhibition Areas	00				
	Explanation: LED Observed					
Egress Lighting						
Emergency, Service	50%	2030	\$22,700	1		
Exit, Service	50%	2030	\$12,500	1		
Alarm						
Security System						
Generic	100%	2035	* *	1	\$30,400	
	Other Observation, Extent : Light, A	Area Affected	1: 100%			
	Location: Throughout					
	Explanation : Fed From Comman	d Center In B	Building 12			
Fire/Smoke Detection						
No Component	20%					
Generic, Digital	80%	2035	* *	1-3	\$40,100	
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: Throughout					
	Explanation : Fed From Fire Con	ımand Center	r In Building 12			

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Pres. Reducing	100%	2033	* *	5	\$4,800	
Valve/LP Steam						
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Sub-basement					
	Explanation : Medium Pressure To Lo	w Pressu	re			
Distribution						
Steam Piping/Pump	100% 4+ \$229,400	2050	* *			
1 0 1	On Extended Life, Extent : Moderate, Ai	rea Affect	ted : 100%			
	Location : Throughout	00				

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

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

Asset #: 2316

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				•
Terminal Devices						
Air Handler	70%	2030	\$851,200	1	\$35,200	
Convector/Radiator	5% 0-2 \$23,100	2050	**	1	\$1,200	
	Malfunctioning, Extent : Moderate, Ard Location : Throughout, Defective Ste		: 20%			
G / / / / / / / / / / / / / / / / / / /			* *		Φ.5. 0.0.0	
Convector/Radiator	25% 4+ \$69,400 On Extended Life, Extent : Moderate, A	2035		1	\$5,900	
	Location: Throughout	<i>ч</i> геа Ајјесте	a : 100%			
Air Conditioning	Locuiton . Intoughout					
Energy Source						
Electricity	20%	2046	* *	1		
No Component	80%					
•	Other Observation, Extent : Light, Area	a Affected :	0%			
	Location: Section 17					
	Explanation: Central Plant					
Conversion Equipment	- 0./	• • • • •	404 400			
Split Unit	5%	2030	\$92,300			
Window/Wall Unit	20%	2023	\$36,000	1		
No Component	75% Other Observation, Extent : Light, Area	a Affactad :	00/			
	Location: Section 17	и Ајјесіеи .	0/0			
	Explanation: Chilled Water Is Suppl	ied To This	Ruilding From S	ection		
Distribution	Zuptumum : emilia water 12 supp	100 10 17775	2			
CW & CHW Wtr	80%	2040	* *	4	\$3,200	
Pipe/Pump						
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Section 17					
	Explanation : Piping Only, Chilled W Chiller Plant	ater Is Pum	ped To This Buil	lding Fra	om The Central	
No Component	20%					
No Component Terminal Devices	2070					
Air Handler/Cool/Ht	80%	2025	\$194,000	1	\$40,300	
No Component	20%	2023	Ψ171,000	•	Ψ10,500	
/entilation	2070					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$71,800	
Exhaust Fans						
Roof	100%	2025	\$143,600	2	\$2,500	
Plumbing						
H/C Water Piping	400/ 0.2 0.151.000	2050	* *			
Galvanized Steel	40% 0-2 \$151,800	2050	ጥ ጥ	1		
	Corroded, Extent: Severe, Area Affector Location: At Or Near Points Of Use,		rnally Corroded	Pinina D	Penorted The	
	Internal Corrosion Is Creating Water			ı ıpıng K	еропеи. Тпе	
Galvanized Steel	60% 4+ \$136,600	2043	* *	1		
Gar, amizoa bioor	On Extended Life, Extent : Moderate, A		d : 100%	•		
	Location: Throughout	33				

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

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

Asset #: 2316

Mechanical	Current Repair	Future Repl	acement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater	100%	2025	\$76. 2 00	4	\$700	
Electric	100%	2025	\$76,200	4	\$700	
HW Heat Exchanger Steam Fired	15%	2040	* *	4	\$1,200	
Steam Thea	Other Observation, Extent : Moderate, .		20%	-	Ψ1,200	
	Location: Basement	33				
	Explanation: Near Kitchen					
No Component	85%					
Sanitary Piping						
Cast Iron	100% 4+ \$316,500	LIFE	* *	1		
	Blockage /Clogged, Extent : Light, Area	a Affected : 10%	ó			
	Location: Kitchen Grease Trap					
	On Extended Life, Extent : Light, Area	Affected : 100%				
	Location : Throughout					
Storm Drain Piping						
Cast Iron	40% 0-2 \$72,100	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affecte		<i>a</i> .	ъ.	l mi l	
	Location: Basement, Heavy Internal S Corrosion Is Creating Flow Capacity					
Cast Iron	60%	LIFE	* *	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	wn rour	
Cast from	On Extended Life, Extent : Moderate, A			1		
	Location: Throughout	rea rijjeciea . r	0070			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area		%			
	Location: Basement To 6th Floor, Im					
· · ·	Explanation: 1 Unit, No 13 Operated	Manually - Nee	eds Upgrade	2		
Fire Suppression						
Standpipe	100%	2040	* *	1.5	¢41 000	
Generic	100%	2040		1-5	\$41,000	
Sprinkler No Component	90%					
Generic	10%	2040	* *	1-2	\$2,300	
Generic	Other Observation, Extent : Light, Area		%	1-2	\$2,500	
	Location: Basement And Sub-baseme		•			
	Explanation : Source From Section 17					
Chemical System	•					
No Component	90%					
Generic	10%	2025	\$3,000	1-3	\$400	
	Other Observation, Extent : Light, Area	Affected: 1009				
	Location: Kitchen					
	Explanation: Hood					

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

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

Page: 69

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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$214,600	\$12,800	\$26,600	\$14,100
Importance Code A	\$70,600		\$10,100	
Importance Code B	\$123,300	\$12,800	\$16,500	\$14,100
Importance Code C	\$20,700			
Total	\$214,600	\$12,800	\$26,600	\$14,100



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

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

Asset #: 2317

rchitecture	Cur	Current Repair Future Replacement			Maintenance		
stem Component Type	% of Fail Total (Ye	Date Estimated ars)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	20/ 27	4.4					
Copper/Terne	Location : Gu Water Penetrati	w \$31, ed, Extent : Severe tters And Dormers on, Extent : Sever tters And Dormers	e, Area Affecteo s e, Area Affecte				
Masonry: Brick	30% No			* *	5	\$9,800	
iviasomy. Brick	Cracking/Crum Location : Sec Efflorescence, E Location : No	bling, Extent: Sev tion 15 South Fac Extent: Moderate, th Facade Of Sec /Erod, Extent: M	vere, Area Affec cade Above 15A Area Affected ttion 15	1 : 10%	3	ψ2,000	
	Water Penetrati	on, Extent : Sever tion 15 Facades A		d : 10%			
Masonry: Granite	Location : Not Staining/Discol	/Erod, Extent : M	oderate, Area vere, Area Affe		5	\$4,900	
Metal Coiling Doors		w \$42, ing, Extent : Mode st Side Of Buildin	erate, Area Affe	* * ected : 75%	5	\$1,000	
Stucco Cement	Location : The Staining/Discold Location : Eas Water Penetrati	bling, Extent: Mo coughout oring, Extent: Mo st Facade Of Secti on, Extent: Mode	derate, Area A oderate, Area A on 15A crate, Area Affe	ffected : 10%	5 r	\$18,400	
Windows							
Aluminum Wood	90% 10% No Air Infiltration, Location : Thr	Extent : Moderate		* * * * d : 100%	5 5	\$2,600 \$1,400	
	Location: The Dry Rot/Decay, Location: The Split/Cracked, E Location: The	Extent : Severe, A coughout Extent : Moderate, coughout	Area Affected : Area Affected	50% : 100%			
	Water Penetrati Location : Thr	on, Extent : Sever oughout	·e, Area Affecte	a : 30%			

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

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

Asset #: 2317

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets					_		
Copper/Terne	10%	~ .	2050	**	5	\$1,800	
	Water Penetration, E Location: Through		a Affectea	2 : 20%			
Metal Rail	25%		2043	* *	5-10	\$16,700	
No Component	65%						
Roof							
Built-Up (BUR)	30% 0-2 Blisters, Extent : Moc Location : Through Debris on Roof, Exter	out nt : Severe, Area A		**			
	Location: Section I Water Penetration, E Location: At Roof I Worn/Eroded, Extent Location: Section I	xtent : Severe, Ared Penetration, Damp : Moderate, Area	er				
Copper/Terne	5%		2045	* *	10	\$2,200	
Copper/Terne	Corrosion/Rusting, E Location: Northwe	-	Affected .	100%	10	\$2,200	
nterior Floors	Broken/Missing Elem Location: Section I Gut/DS Non Func/Mi Location: Section I Location: Section I Water Penetration, E Location: Offices, I Other Observation, E Location: Section I Explanation: On E	65% Now \$271,400 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 15% Location: Section 15 Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 20% Location: Section 15 Loose/Miss Fasteners, Extent: Severe, Area Affected: 30% Location: Section 15 Water Penetration, Extent: Moderate, Area Affected: 30% Location: Offices, Stairwell, Library And Collection Storage Areas Other Observation, Extent: Severe, Area Affected: 100% Location: Section 15 Explanation: On Extended Life - Much Older Than Rated Life Of Material.					
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% Other Observation, E Location : Through Explanation : Fluid	out		**	5	\$40,300	
Vinyl Tile	30% Water Penetration, E Location : First And		2035 Area Affec	* * ted : 20%	3	\$6,600	

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

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

Asset #: 2317

Architecture	Curr	ent Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls	250/ 31	Ф12 (00	LIEE	* *	-	Ф4 2 00	
Concrete Masonry Unit	25% Now Water Penetration Location: Stait	on, Extent : Moderate,	LIFE Area Affe	, ,	5	\$4,300	
Gypsum Board		\$1,600 on, Extent : Moderate, And 1st Laboratories	LIFE Area Affe	* * cted : 5%	5	\$10,400	
Masonry: Brick		on, Extent : Moderate, ections Storage Areas			10	\$2,600	
Plaster	Location : Wes Water Penetration	v \$2,900 ling, Extent : Modera tern Portion Of Section, Extent : Moderate, tern Portion Of Section	on 15, Stair Area Affe	rs And Attic cted : 20%	5	\$1,900	
Ceilings		sy seems	,				
AcousTileSusp.Lay-In	-	v \$1,600 ring, Extent : Severe, as Of Previous Water			5	\$4,400	
Exposed Struc: Steel		y \$168,300 on, Extent : Moderate, camper Leading To Ro					
Gypsum Board	10%		LIFE	* *	5-10	\$20,200	
Plaster	Location : Libr Water Penetration	y \$26,200 ling, Extent: Severe, a ary, Offices, Attic, Sta on, Extent: Severe, Ar ary, Offices, Attic, Sta	iirs ea Affecte		5	\$5,500	
Site Pavements							
On-Site Walkways Cast in Place Concrete	100%		2035	* *			
Parking/Driveway Cast in Place Concrete	100%		2043	* *			

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

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

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

Asset #: 2317

Electrical	Current Re	pair Fu	iture Replac	ement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Ye	ar Estimat Y	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%	203	35	* *	5	\$100	
Switchgear / Switchboard				di di	_		
Molded Case Bkrs	100%	204	10	* *	5	\$1,000	
Raceway	700/	20	10	* *			
Conduit	70%	204			1		
Conduit	30%	20:	30 \$	510,700	1		
Panelboards	700/	20	10	* *	-	6700	
Molded Case Bkrs	70% 30%	20:			5	\$700 \$300	
Molded Case Bkrs	30%	202	29	\$7,600	5	\$300	
Wiring Braided Cloth	30%	203	20	\$9,400	1		
Thermoplastic	30% 70%	20.		\$9,400 * *	1 1		
Motor Controllers	7070	20	+0		1		
Locally Mounted	40%	20:	25	* *	5	\$100	
Locally Mounted	60%	20.		50,900	5	\$200	
Ground	0070	20.	20 ψ	130,700		\$200	
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	60%	202	25 \$	86,400	10	\$21,600	
	T-8 Lamps And Fixture	s, Extent : Light, Area	Affected: 10	00%			
	Location : Throughor	ıt Building					
Fluorescent	20%	20:	30 \$	28,800	10	\$7,200	
	T-8 Lamps And Fixture Location : Throughou	-	Affected : 10	00%			
LED	20%	204	10	* *			
	Other Observation, Ext						
	Location : Basement						
	Explanation: LED Fi	ixtures Were Installed	In 2018.				
Egress Lighting							
Emergency, Battery	40%	202	25 \$	24,000	10	\$3,800	
Exit, LED	60%	204	15	* *	1		
Alarm							
Security System							
No Component	60%						
Generic	40%	202	25 \$	53,800	1	\$5,900	
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%	202		84,300	1-3	\$10,000	
	Other Observation, Ext Location : Throughou	ıt Building					
	Explanation : The Ma	iin Fire Alarm Contro	l Panel Is Lo	cated In T	The Base	ment Of Section 3.	

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

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

Asset #: 2317

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2026	\$27,600	5	\$2,300	
Distribution Steam Piping/Pump		0-2 Extent: Se	\$92,100 evere, Area Affected out	2060 d : 100%	**			
Steam Piping/Pump		4+ led Life, Ex : Through	\$46,100 tent : Moderate, A out	2040 rea Affec	* * ted : 100%			
Terminal Devices								
Convector/Radiator		led Life, Ex : Through	tent : Moderate, A out	2028 rea Affec	\$89,200 sted : 100%	1	\$5,100	
Convector/Radiator		-	\$22,300 nt : Moderate, Area out, Defective Stea		* * d : 20%	1	\$1,100	
No Component	Location	: Fan Roo	xtent : Light, Area m red Under Air Con					
Air Conditioning	Елрини	ion . Cover	ea Onaer Air Con	unoning	, system			
Energy Source Electricity No Component		ervation, E : Section 1	ixtent : Light, Area	2046 Affected	**	1		
	Explana	tion : Chille	ed Water Plant					
Distribution CW & CHW Wtr Pipe/Pump	85%			2050	* *	4	\$2,500	
1 1	Other Observation, Extent : Light, Area Affected : 100% Location : Section 17							
		tion : Pipin Plant In Sec		ıter Is Pı	ımped To This Bui	lding Fro	om The Central	
No Component	15%							
Terminal Devices Air Handler/Cool/Ht No Component	85% 15%			2030	\$397,200	1	\$20,600	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,600	
Exhaust Fans Roof	100%			2025	\$69,200	2	\$1,200	

Plumbing

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

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

Asset #: 2317

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping Galvanized Steel	100% 4+ \$91	,400 2035	* *	1		
Garvanized Steel	On Extended Life, Extent : Mode Location : Throughout	,	00%	1		
Sanitary Piping						
Cast Iron	100% 4+ \$152 On Extended Life, Extent : Mode Location : Throughout	*	**	1		
Storm Drain Piping						
Cast Iron	20% 0-2 \$17 Blockage /Clogged, Extent: Mod Location: Throughout Baseme Cracked, Extent: Moderate, Are Location: Throughout	nt	* * 20%	1		
Cast Iron	80% 4+ \$34 On Extended Life, Extent : Mode Location : Throughout	,700 LIFE rate, Area Affected : 1	**	1		
Sewage Ejector(s)						
Electric	100%	2025	\$12,000	4	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100% Other Observation, Extent: Ligh Location: 1st To 4th Floor, Ich Explanation: 1 Unit, No 15h	**	* *			
Fire Suppression Standpipe						
Generic	100%	2040	* *	1-5	\$19,800	
Sprinkler Generic	100%	2040	* *	1-2	\$11,000	
Generic	10070	2070		1-7	Ψ11,000	

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

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

Page: 76

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

Area Sq Ft : 89,502 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3,4,5,Mez,Ph

Block : 1130 Lot : 1 BIN : 1083846

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

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



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

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

Asset #: 2318

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

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

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

Asset #: 2318

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Built-Up (BUR)	50% Now \$301,300 Debris on Roof, Extent: Light, Area Aff Location: Northeast Corner Drains Clogged, Extent: Moderate, Are Location: Northeast Corner Embed. Gravel Surface, Extent: Moderate Location: Throughout Miss/Damaged Flashings, Extent: Mod Location: Throughout Ponding, Extent: Moderate, Area Affect Location: Upper Roof Area	ea Affected : 15% ate, Area Affected : 100% erate, Area Affected : 20%		1
	Vegetation Growth, Extent: Moderate, Location: North Side Water Penetration, Extent: Severe, Are. Location: Throughout Worn/Eroded, Extent: Severe, Area Affo	a Affected : 25%		
Copper/Terne	33% 0-2 \$19,700 Corrosion/Rusting, Extent: Moderate, A Location: Area Around Sloped Glazin Caulking Deteriorated, Extent: Moderat Location: Various Water Penetration, Extent: Moderate, A Location: Various Areas Into 5th Floo	g ste, Area Affected : 10% Area Affected : 10%		
Skylight, Plastic	2% Now \$4,100 Water Penetration, Extent: Moderate, A Location: Elevator Machine Room An	2035 ** Area Affected : 10%	1	
Sloped Glazing	15% Now \$78,000 Broken/Missing Elements, Extent: Seve Location: Eastern Bay Glazing Clouded, Extent: Moderate, Ar Location: Throughout Caulking Deteriorated, Extent: Moderat Location: Throughout Other Observation, Extent: Moderate, A Location: 5th Floor	rea Affected : 20% nte, Area Affected : 25% Area Affected : 100%	5 \$78,300	
Interior	Explanation: Window Operator Not F	unctioning		

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

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

Asset #: 2318

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Floors					
Carpet	20% Now \$77, Punct/Tear/Impact Damage, Exter Location: Throughout 1st And 4 Worn/Eroded, Extent: Moderate,	nt : Moderate, Area Affected : 5 tth Floor		\$40,200	
	Location: Throughout 1st And 4				
	Wrinkling, Extent: Moderate, Are Location: Throughout 1st And 4	ea Affected : 10%			
Cast in Place Concrete	50% Now \$39, Water Penetration, Extent : Mode Location : Basement Electrical A	rate, Area Affected : 10%	5	\$146,500	
Quarry Tile	10%	2035 **	• 5	\$20,100	
Slate	5%	LIFE **	5	\$14,200	
	Worn/Eroded, Extent : Light, Area Location : Stair Treads	a Affected : 20%			
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	
	Paint Peeling, Extent : Light, Area Location : 4th Floor Offices	a Affected : 5%			
Masonry: Brick	10% Efflorescence, Extent: Severe, Ar. Location: Fifth Floor Mechanic		10	\$5,100	
Plaster	15% Now \$46, Cracking/Crumbling, Extent: Sev Location: Fourth And Fifth Flo Water Penetration, Extent: Sever Location: Fourth And Fifth Flo	ere, Area Affected : 25% ors; West Facade At First Floor e, Area Affected : 30%		\$7,700	
SGFT/Glazed Masonry	35% 4+ \$52, Water Penetration, Extent : Mode Location : 5th Floor Studio Space	rate, Area Affected : 10%	•		

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

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

Asset #: 2318

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings								
AcousTileSusp.Lay-In	30%			2043	* *	5	\$40,200	
	0	0	Extent : Light, Ar h Floor Offices	ea Affect	ed : 5%			
Exposed Concrete	50%	Now	\$122,300	LIFE	* *	5	\$10,500	
·	Cracking/C	Crumbling, E	Extent : Severe, A	rea Affec	cted : 5%			
	Location	: Sloped Gla	zing Structure A	t West Si	de Of First Floor	And Base	ement	
	Loose/Dela	am Surface, I	Extent : Moderat	e, Area A	Affected : 15%			
	Location	: 4th And 5th	h Floors; West S	ide Of Fi	rst Floor And Base	ement		
	Water Pen	etration, Ext	ent : Moderate, 2	Area Affe	cted : 5%			
	Location	: 4th And 5th	h Floors; West S	ide Of Fi	rst Floor And Base	ement		
Exposed Struc: Steel	10%			LIFE	* *	10	\$26,800	
Gypsum Board	10%			LIFE	* *	5-10	\$46,000	
Site Enclosure Fence/Gates								
Chain Link	25%			2050	* *			
Iron Picket	75%			2050	* *			
	Deteriorate	ed Finish, Ex	ctent : Light, Are	a Affecte	d : 25%			
	Location	: Throughou	ıt					
Free Standing Walls								
Masonry: Brick	100%	0-2	\$3,100	2040	* *			
		Miss/Erod, : Planters T	Extent : Modera hroughout	te, Area A	Affected : 15%			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2033	* *			

electrical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$400	
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location: Bo	asement					
		: The Service Equipment I own As 81st Street Servic		Four 4,000 Amper	e Switch	es. This Electrical	
Transformers							
Dry Type	70%		2035	* *	5	\$200	
Dry Type	30%		2028	\$33,100	5	\$100	
Switchgear / Switchboard							
Fused Disc Sw	70%		2040	* *	5	\$300	
Molded Case Bkrs	30%		2040	* *	5	\$700	
Raceway							
Conduit	60%		2040	* *	1		
Conduit	40%		2030	\$24,300	1		

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

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

Asset #: 2318

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Years)	FY		(Yrs)		
Under 600 Volts						
Panelboards						
Fused Disc Sw	40%	2038	* *	5	\$800	
Molded Case Bkrs	60%	2038	* *	5	\$1,400	
Wiring						
Braided Cloth	30%	2029	\$17,100	1		
Thermoplastic	70%	2040	* *	1		
Motor Controllers						
Locally Mounted	70%	2028	\$145,600	5	\$400	
Locally Mounted	30%	2035	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,600	
Stand-by Power						
Transfer Switches	1000/	2025	* *	1	¢27.500	
Automatic	100% Other Observation Extent: Light Ana	2035		1	\$27,500	
	Other Observation, Extent : Light, Are Location : Basement	а Ајјестеа	. 100%			
	Explanation : There Are Several Train	actor Swite	chas Associated W	th The C	Congrator They	
	Are In Good Condition.	isjer swiit	nes Associatea Wi	in The O	renerator. They	
Generators						
Diesel	100%	2033	* *	1	\$34,700	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement					
	Explanation: This Is A 1250 Kilovoli	-ampere (Generator			
Batteries						
Lead/Acid	100%	2023	\$1,700	5	\$3,300	
Fuel Storage						
Day Tank	50%	2038	* *	5	\$8,300	
Main Tank	50%	2045	* *	5	\$1,300	
Lighting						
Interior Lighting	4007	2020	¢121 500	10	#22 000	
Fluorescent	40%	2030	\$131,500	10	\$32,800	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout Building	t, Area AJJ	ectea : 100%			
T.		2025	400.00	10	h 2.1.500	
Fluorescent	30%	2025	\$98,600	10	\$24,600	
	T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout Building	i, Area Afj	естеа : 100%			
LED	30%	2040	* *			
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement, 3rd Floor					
	Explanation : LED Fixtures Were Ins	talled In	2018			
Egress Lighting						
Emergency, Battery	50%	2030	\$68,500	10	\$10,800	
Exit, LED	50%	2045	* *	1		

Alarm

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

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

Asset #: 2318

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Li	ght, Area Affected : I	100%			
	Location : Throughout Build	ing				
	Explanation : The Main Fire	Alarm Control Pane	el Is Located In T	The Base	ment Of Section 3.	

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•						
Conversion Equipment Pres. Reducing Valve/LP Steam	100% Now	\$37,800	2033	* *	5	\$2,700	
	Corroded, Extent : Seve Location : 1st Floor	ere, Area Affecte	d : 10%				
Distribution							
Steam Piping/Pump	20% 0-2 Corroded, Extent : Seve Location : Throughou		2060 d : 30%	* *			
Steam Piping/Pump	80% On Extended Life, Extended Location: Throughout		2030 rea Affec	\$336,500 ted: 100%			
Terminal Devices							
Air Handler	30%		2030	\$401,300	1	\$16,600	
Convector/Radiator	55% On Extended Life, Exten Location : Throughou		2028 rea Affec	\$280,100 ted: 100%	1	\$15,900	
Convector/Radiator	5% 0-2 Malfunctioning, Extent Location: Throughou		2050 a Affecte	* * d : 50%	1	\$1,300	
Convector/Radiator	10% Now Broken, Extent : Severe Location : 5th Floor	\$50,900 , Area Affected :	2050 100%	**	1	\$2,600	
Air Conditioning							
Energy Source Electricity	100%		2046	* *	1		

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

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

Asset #: 2318

Mechanical	Cui	rent Repair	Future	Replacement	M	laintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Centrifugal, Elec Chiller			2039	* *	1	\$85,200	
		rant, Extent : Light, Are	ea Affected	: 100%			
	Location: Ba		100 1	1000/			
	Location : Ba	ion, Extent : Light, Area	а Ајјестеа :	100%			
		semeni 4 Units - Equipment Se	mas All M	usaum Ruildina C	actions		
0.1'411.'4		4 Oniis - Equipment Se			ections		
Split Unit Window/Wall Unit	2% 5% 0-	2 \$9,900	2030 2030	\$40,600 \$9,900	1		
window/ wan Onit		Extent : Moderate, Arc			1		
		rious Rooms, Multiple I			cal Defe	cts	
Window/Wall Unit	5%	Total House, Hamilpie I	2025	\$9,900	1		
Distribution	370		2023	\$9,900	1		
CW & CHW Wtr	90%		2050	* *	4	\$6,000	
Pipe/Pump	Other Observat	ion, Extent : Light, Ared	a Affected	100%			
		ver Level Of Section 17		10070			
		The Condenser And Ch		r Pumps In This S	ection S	erves All Sections	
No Component	10%						
Terminal Devices							
Air Handler/Cool/Ht	60%		2030	\$640,200	1	\$33,200	
	Other Observat	ion, Extent : Light, Ared	a Affected .	100%			
	Location: 5th Floor						
	Explanation:	Mechanical Room					
No Component	40%						
Heat Rejection							
Air Cooled Condenser Unit	2%		2030	\$3,800	2	\$1,200	
No Component	60%						
		ion, Extent : Light, Ared	a Affected :	0%			
	Location : Sec	tion 11					
		Cooling Towers					
No Component	38%						
Ventilation							
Distribution	1000/		LIDD	باد رات	2.5	670.000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$79,000	
Exhaust Fans	500/		2020	¢1.60.200	2	01 400	
Interior Poof	50% 50% No	w ¢1 ∠00	2030 2030	\$169,200	2	\$1,400 \$1,100	
Roof		: Severe, Area Affected		\$79,000	2	\$1,100	
Plumbing	Location . 3th	1.1001					

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

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

Asset #: 2318

Mechanical	Current Repa	ir Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
H/C Water Piping	. . .		de de	_			
Brass/Copper	25%	2050	* *	1			
Galvanized Steel	75% 4+	\$156,500 2035 : Moderate, Area Affected		1			
	Location: Throughout	: Moderale, Area Affected	: /370				
IIW Heet Evelonger	Location . Inroughout						
HW Heat Exchanger Steam Fired	60%	2050	* *	4	\$8,000		
Steam I fied		t : Moderate, Area Affectea	1 · 100%	7	\$6,000		
	Location : Basement	. Houer are, in early ecrea	. 100/0				
		ovide Domestic Hot Water	To Other Build	ding Sec	tions		
Steam Fired	40% 0-2	\$60,600 2060	**	4	\$3,500		
Steam I fied	Damaged, Extent : Moder	. ,		7	ψ3,300		
		Of Section 17, 2 Of 3 Defec	ctive Heat Exch	angers			
Sanitary Piping		, , ,					
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	30% 0-2	\$59,500 LIFE	* *	1			
	Corroded, Extent: Moder	ate, Area Affected : 20%					
		eavy Internal Storm Drain I					
		low Capacity Issues During		eavy Do	wn Pour		
Cast Iron	70%	LIFE	* *	1			
Sump Pump(s)							
Submersible	100%	2024	\$3,200	4	\$2,800		
Backflow Preventer	1000/	2020	#24 200		05.500		
Generic	100%	2030	\$24,200	1	\$5,500		
Fixtures	1000/						
Generic	100%	t : Light Awag Affacted : 11	200				
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof						
	· ·	d Domestic Water Roof Ta	nk Noods To Ro	Remov	od.		
Vertical Transport	Explanation : 110anaone	a Domestic Water Roof Ta	nk iveeus 10 Be	Remove	<u>cu</u>		
Elevators							
Geared Traction	100%	LIFE	* *				
		t : Light, Area Affected : 10	00%				
	Location: Basement To	5th Floor					
	Explanation: 1 Freight	Unit					
Fire Suppression							
Standpipe							
Generic	100%	2040	* *	1-5	\$45,100		
Sprinkler							
Generic	100%	2040	* *	1-2	\$25,100		
Fire Pump							
Generic	100%	2033	* *	1	\$16,700		
		t : Light, Area Affected : 10	10%				
	Location: Basement						
-	Explanation : Serves All	sprinkiers On Campus					

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

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

Page: 85

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$2,670,800	\$3,807,500
Importance Code A	\$1,489,000	\$183,400
Importance Code B	\$1,094,600	\$3,576,600
Importance Code C	\$87,200	\$47,500
Total	\$2,670,800	\$3,807,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$189,300	\$35,700	\$51,500	\$35,700
Importance Code A	\$7,200			
Importance Code B	\$139,100	\$35,700	\$51,500	\$33,500
Importance Code C	\$43,000			\$2,200
Total	\$189.300	\$35,700	\$51,500	\$35,700



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

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

Asset #: 2337

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls	4007	3.7	#215.200			-	0.46.000	
Masonry: Brick	Jnt Morta Location Spalling, I Location Water Pen	: North Fa Extent : Mo : North Fa netration, E	\$315,200 l, Extent : Severe, A ccade, West Façad derate, Area Affec ccade, West Facad extent : Moderate, A st Corner Office W	e ted : 10% e Area Affe	6	5	\$46,000	
Masonry: Granite	Jnt Morta Location Staining/L	: East Fac Discoloring,	Extent : Moderate			5	\$47,700	
Windows	Location	: East Fac	ade					
Windows Aluminum	15%			2046	* *	5	\$2,500	
Aluminum	Other Obs Location	: Collectio	xtent : Moderate, . ons Storage or Storm Windows	Area Affe	ected : 100%	3	Ψ2,300	
Steel	Air Infiltre Location Corrosion Location Glazing B Location Glazing C	: Collection /Rusting, E. t : Various roken/Crac t : West Sid	ent : Moderate, Ai	arious O <u>j</u> Area Affe erate, Aro	fices ected : 10% ea Affected : 5%	5	\$89,700	
Parapets	• • • • •		4.00			_	4.00	
Masonry: Brick			\$200 l, Extent : Modera out	LIFE te, Area	* * Affected : 15%	5	\$100	
Masonry: Granite	80%			LIFE	* *	5-10	\$6,400	
Roof								
Copper/Terne Skylight, Metal/Glass Slate	Location	Now issing Elem			** ** rea Affected : 25%	10 10	\$30,200 \$5,700	
	Location Worn/Ero Location Other Obs Location	: Through ded, Extent : Through vervation, E : Red Slate	out : Moderate, Area out xtent : Moderate, .	Affected Area Affe	: 20% ected : 100%			

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2337

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
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	
	Other Obs	servation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	a : Collection Storage Areas O	n 6th Flo	oor			
	Explana	tion : Epoxy Flooring					
Vinyl Tile	30%		2035	* *	3	\$13,600	
Interior Walls							
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	
Ceilings							
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	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2050	* *			
Retaining Walls							
Cast in Place Concrete	100%		2050	* *			
Site Pavements							
On-Site Walkways							
Asphalt	90%		2039	* *			
Pavers/Stone	10%		2039	* *			

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	·						
Service Equipment							
Fused Disc Sw	70%	2030	\$29,400	5	\$200		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: Basement						
Explanation: This Section Is Supplied From The 81st Street Electrical Service Located In Section 17.							
Molded Case Bkrs	30%	2040	* *	5	\$600		

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

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

Asset #: 2337

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
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	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	10%	2030	\$29,600	10	\$7,400	
	T-5 Lamps And Fixtures, Ex Location : Basement	ctent : Light, Area Affe	ected : 100%			
Fluorescent	20%	2030	\$59,200	10	\$14,800	
	Compact Fluorescent Light, Location : 5th Floor	Extent: Light, Area A			. ,	
Fluorescent	50%	2025	\$148,000	10	\$37,000	
	T-8 Lamps And Fixtures, Ex Location : 2nd, 4th, 5th Fi		ected : 100%			
Incandescent	20%	2030	\$221,700	2	\$400	
	Other Observation, Extent : Location : 2nd, 4th Floor					
	Explanation: Pendant Mo	ounted Fixtures In The	4th Floor Use Inc	candesce	ent Lamps.	
Egress Lighting						
Emergency, Battery	50%	2025	\$61,700	10	\$9,700	
Exit, LED	50%	2045	* *	1		
Alarm						
Security System						
No Component	60%					
Generic	40%	2025	\$110,700	1	\$12,000	

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

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

Asset #: 2337

Electrical	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2025	\$378,800	1-3	\$20,500	
_	Other Observation, Extent : Light, Are	a Affected	l : 100%			
Location: Throughout Building						
	Explanation : Main Fire Alarm Pane	l Is Locat	ed In Section 3.			

Mechanical	Current Re	pair Futu	re Replacement	M	laintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Distribution							
Steam Piping/Pump	50% 4+	\$94,700 2040	* *				
	On Extended Life, Exter		cted : 100%				
	Location : Throughou	t					
Steam Piping/Pump	50% 0-2	\$189,400 2060	* *				
	Corroded, Extent : Seve	re, Area Affected : 100%	6				
	Location : Throughou	t					
Terminal Devices							
Air Handler	75%	2030	\$903,300	1	\$37,400		
Convector/Radiator	20%	2028	\$91,700	1	\$5,200		
	On Extended Life, Exter		cted : 100%				
	Location : Throughou	t					
Convector/Radiator	5% 0-2	\$22,900 2050	* *	1	\$1,200		
	Malfunctioning, Extent						
	Location : Throughou	t, Defective Steam Traps	7				
Air Conditioning							
Distribution							
CW & CHW Wtr	100%	2050	* *	4	\$6,000		
Pipe/Pump	Other Observation, Extent : Light, Area Affected : 100%						
		ent : Light, Area Affecte	d: 100%				
	Location: Section 17		ı ır rı n	11: F	TI C . I		
	Explanation : Piping (Chiller Plant In Section	Only, Chilled Water Is F on 17	итреа 10 1 піз Вий	iaing Fre	om The Central		
Terminal Devices	Chiller I tant In Section	11/					
Air Handler/Cool/Ht	100%	2030	\$960,600	1	\$49,800		
Dehumidifier							
No Component	50%						
Generic	50%	2028	\$100				
	Other Observation, Exte	ent : Light, Area Affecte	d : 50%				
	Location : Various Flo	oors					
	Explanation : The Air	Handlers Have The Cap	pablility To Perform	ı A Dehu	midification Cycle		
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$71,100		

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

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

Asset #: 2337

Mechanical	Current Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	90%	2030	\$274,200	2	\$2,200		
Roof	10%	2030	\$14,200	2	\$200		
Plumbing							
H/C Water Piping	100/ N ¢10,000	2025	* *	1			
Galvanized Steel	10% Now \$18,800 Broken, Extent : Severe, Area Affected	2035		1			
	Location : Basement Booster Pump	. 30%					
	<u></u>	2050	* *	- 1			
Galvanized Steel	20% 0-2 \$75,200	2050	* *	1			
	Corroded, Extent: Severe, Area Affect		na Causasian Ban	autod Th	o Intomal		
	Location : At Points Of Use, Heavy I. Corrosion Is Creating Water Flow Ro			oriea, 1n	e Internat		
Galvanized Steel	70% 4+ \$131,500	2035	**	1			
Garvanized Steel	On Extended Life, Extent : Moderate, A		ted · 100%	1			
	Location: Throughout	11 cu 1155 cc	ica : 10070				
Sanitary Piping	Zoeunon : Timougnom						
Cast Iron	100% 4+ \$313,400	LIFE	* *	1			
	On Extended Life, Extent: Moderate, A		ted : 100%				
	Location : Throughout	35					
Storm Drain Piping							
Cast Iron	30% 0-2 \$53,500	LIFE	* *	1			
	Corroded, Extent : Moderate, Area Aff	ected : 20	%				
	Location: Basement, Heavy Internal Corrosion Is Creating Flow Capacity						
Cast Iron	70% 4+ \$62,500	LIFE	**	1			
	On Extended Life, Extent: Moderate, 2		ted : 100%				
	Location : Throughout						
Backflow Preventer							
Generic	100%	2035	* *	1	\$4,900		
Fixtures							
Generic	100%						
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location : Roof						
	Explanation: Abandoned Domestic V	Vater Roo	f Tank Needs To B	e Remov	ed		
Vertical Transport							
Elevators	1000/	TIPP	* *				
Geared Traction	100%	LIFE					
	Other Observation, Extent : Light, Are Location : Basement To 6th Floor, O			loon DC	Custom		
		0.	Ana 4in 10 oin F	ioor DC	system		
Eiro Cumprossion	Explanation: 2 Units, No 19f And 19	p					
Fire Suppression Standpipe							
Generic	100%	2040	* *	1-5	\$40,600		
Sprinkler	10070	20 1 0	·	1-3	φτυ,υυυ		
No Component	50%						
Generic	50%	2040	* *	1-2	\$11,300		
Generic	3070	∠U4U		1-2	\$11,300		

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

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

Page: 91

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

Area Sq Ft : 38,240 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$352,900	\$9,700	\$11,800	\$25,300
Importance Code A	\$27,600			
Importance Code B	\$321,600	\$9,700	\$11,800	\$25,300
Importance Code C	\$3,700			
Total	\$352,900	\$9,700	\$11,800	\$25,300



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

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

Asset #: 2338

rchitecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	93% Now Spalling, Extent: M. Location: East F.	\$50,500 Ioderate, Area Affec acade	LIFE ted : 5%	* *	5	\$29,500	
	Staining/Discoloring Location: East F	g, Extent : Moderate acade	e, Area A	ffected : 20%			
Masonry: Limestone	-	\$6,100 ted, Extent : Moderd w Sills And Headers	LIFE ate, Area	* * Affected : 25%	5	\$1,700	
Windows							
Steel	Location : Throug	, Extent : Moderate,			5	\$18,000	
	-	nt, Extent : Moderat	e, Area A	ffected : 50%			
	Unit Inoperable, Ex Location : Offices	ctent : Moderate, Arc	ea Affecte	ed : 20%			
Parapets				di di			
Cast Stone/Terra Cotta Masonry: Brick	5% 95% 2-4	\$18,300	LIFE LIFE	* *	5-10 5	\$2,900 \$1,900	
	Jnt Mortar Miss/Er Location : Throug	od, Extent : Modera ghout	te, Area A	Affected : 40%			
	Location : Deform	shings, Extent : Mod ned Copper Flashing g, Extent : Moderate	g Through	nout			
	Location : Exterio	or Parapet Wall					
Roof Modified Bitumen	98% Now Ponding, Extent : M	\$216,900 Moderate, Area Affec	2040 ted : 25%	**			
	Location: Throug Seams Open/Split, I Location: Throug	Extent : Moderate, A	rea Affec	ted : 25%			
	Water Penetration, Location : Variou	Extent : Moderate, A s					
	Worn/Eroded, Exte Location : Throug	nt : Moderate, Area ghout	Affected .	: 70%			
Skylight, Plastic	2%		2043	* *	1		

Interior

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

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

Asset #: 2338

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	45% 2-4	\$186,500	2032	* *	3	\$38,600	
	Staining/Discoloring,		, Area Aj	ffected : 50%			
	Location : Througho						
	Worn/Eroded, Extent:		Affected .	: 50%			
	Location : Througho	ut					
Cast in Place Concrete	5%		LIFE	* *	5	\$12,500	
Vinyl Tile	35%		2030	\$193,300	3	\$10,000	
•	Worn/Eroded, Extent:	Moderate, Area	Affected .	: 30%			
	Location : Lower Le	vels					
Vinyl Tile 9" X 9"	15%		2025	\$107,300	3	\$4,300	
Interior Walls							
Gypsum Board	30%		LIFE	* *	5-10	\$62,800	
Masonry: Brick	10%		LIFE	* *	10	\$3,700	
Plaster	60%		LIFE	* *	5-10	\$62,700	
Ceilings							
AcousTileSusp.Lay-In	50%		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	

lectrical	Current Repair	Future Re	placement	М	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	10%	2040	* *	5		
Molded Case Bkrs	90%	2040	* *	5	\$900	
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location: Basement					
	Explanation: This Section Is Section 3.	Supplied From The 77	th Street Elec	trical Sei	vice Located In	
Switchgear / Switchboard						
Fused Disc Sw	10%	2040	* *	5		
Molded Case Bkrs	90%	2040	* *	5	\$900	
Raceway						
Conduit	60%	2040	* *	1		
Conduit	40%	2030	\$14,200	1		
Panelboards						
Molded Case Bkrs	70%	2038	* *	5	\$700	
Molded Case Bkrs	30%	2029	\$7,600	5	\$300	
Wiring						
Braided Cloth	30%	2029	\$9,400	1		
Thermoplastic	70%	2040	* *	1		

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

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

Asset #: 2338

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	70%		2028	\$59,400	5	\$200	
Locally Mounted	30%		2035	* *	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%	1					
Lighting							
Interior Lighting							
Fluorescent	70%		2030	\$98,300	10	\$24,600	
	_	s And Fixtures, Extent : Light,	Area Af	fected : 100%			
	Location	ı : Throughout					
Fluorescent	10%	<u> </u>	2025	\$14,000	10	\$3,500	
LED	20%		2038	* *			
	Other Ob	servation, Extent : Light, Area	Affected	! : 100%			
	Location	n : Basement, 4th Floor					
	Explana	tion : LED Fixtures Were Inst	alled In .	2017.			
Egress Lighting							
Emergency, Battery	50%		2030	\$29,300	10	\$4,600	
Exit, LED	50%		2045	* *	1		
Alarm							
Security System							
No Component	60%						
Generic	40%	ı	2025	\$52,500	1	\$5,700	
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%		2025	\$179,800	1-3	\$9,700	
		servation, Extent : Light, Area	Affected	! : 100%			
	Location	า : Throughout Section					
	Explana	tion : The Main Fire Alarm C	ontrol Pa	anel Is Located In S	Section 3		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing	100%			2026	\$26,900	5	\$2,300	
Valve/LP Steam								
Distribution								
Steam Piping/Pump	50%	0-2	\$89,900	2060	* *			
	Corroded,	Extent : Se	vere, Area Affecte	d: 100%				
	Location	: Through	out					
Steam Piping/Pump	50%	4+	\$53,900	2040	* *			
1 0 1	On Extend	ed Life, Ex	tent : Moderate, Ai	rea Affec	ted : 100%			
	Location	: Through	out	00				

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

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

Asset #: 2338

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Terminal Devices	100/ 0.2 #21.000	2070	* *		Ф1 100	
Convector/Radiator	10% 0-2 \$21,800			1	\$1,100	
	Malfunctioning, Extent : Moderate, Av Location : Throughout, Defective Sta		: 30%			
Convector/Radiator	25%	2028	\$54,400	1	\$3,100	
	On Extended Life, Extent : Moderate, Location : Throughout	Area Affecte	ed : 100%			
No Component	65%					
	Other Observation, Extent : Light, Are	ea Affected :	0%			
	Location : Throughout					
	Explanation: Covered Under Air Co	onditioning				
ir Conditioning						
Energy Source	250/	2046	* *	1		
Electricity No Component	35% 65%	2046	7 7	1		
No Component	05% Other Observation, Extent : Light, Arc	og Affected :	0%			
	Location: Section 17	еи Ајјестеи .	070			
	Explanation: Chilled Water Plant					
Conversion Equipment	Espianation : Chitica ii atci 1 tani					
Split Unit	30% Now \$13,000	2030	\$260,300			
1	Broken, Extent : Severe, Area Affected					
	Location : 4th Floor					
Window/Wall Unit	35% 0-2 \$29,600	2030	\$29,600	1		
	On Extended Life, Extent : Moderate,	Area Affecte	ed: 100%			
	Location : Throughout					
No Component	35%					
Distribution						
CW & CHW Wtr	65%	2050	* *	4	\$1,800	
Pipe/Pump						
	Other Observation, Extent : Light, Ard Location : Section 17	ea Affected :	100%			
	Explanation: Piping Only, Chilled V Chiller Plant In Section 17	Water Is Pun	nped To This Bui	lding Fro	om The Central	
No Component	35%					
Terminal Devices	650/	2027	#102 **		015 100	
Air Handler/Cool/Ht	65%	2025	\$192,600	1	\$15,400	
	Other Observation, Extent: Light, Are	еа Ајјестеа :	100%			
	Location: Section 2 Fourth Floor					
N. C.	Explanation : Located					
No Component Dehumidifier	35%					
	500/					
No Component Generic	50% 50%	2024	\$100			
Generic	50% Other Observation, Extent : Light, Arc					
	Location : Fan Rooms					
	Explanation: The Air Handlers Hav	e The Capal	bility To Perform	A Dehur	nidification Cycle	

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

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

Asset #: 2338

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$33,800	
Exhaust Fans Interior	90% 4+ S On Extended Life, Extent : M Location : Fan Rooms	865,100 2030 oderate, Area Affec	\$130,200 ted: 100%	2	\$800	
Roof	10% 4+ On Extended Life, Extent : MacLocation : Roof	\$3,400 2030 oderate, Area Affec	\$6,700 ted : 100%	2	\$100	
Plumbing						
H/C Water Piping Galvanized Steel	Corroded, Extent : Moderate,			1		
	Location : At Or Near Point Corrosion Is Creating Wate			Reported,	The Internatal	
Galvanized Steel	80% 4+ S On Extended Life, Extent: M Location: Throughout	871,300 2035 oderate, Area Affec	* * ted : 100%	1		
Sanitary Piping	<u> </u>					
Cast Iron	95% 4+ \$. On Extended Life, Extent : M. Location : Throughout	141,300 LIFE oderate, Area Affec	* * ted : 100%	1		
Cast Iron	5% Now Leak Evident, Extent: Severe Location: 3rd Floor Labor		**	1		
Storm Drain Piping						
Cast Iron	20% 0-2 S Corroded, Extent : Moderate, Location : Basement, Heavy			1 Reporte	ed The Internal	
	Corrosion Is Creating Flow					
Cast Iron		33,900 LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators Hydraulic	100% Other Observation, Extent: I Location: Basement To 2nd Explanation: 1 Unit		**			
Fire Suppression	•					
Standpipe Generic	100%	2040	* *	1-5	\$19,300	
Sprinkler No Component	80%				-	
Generic	20%	2050	* *	1-2	\$2,100	

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

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

Page: 97

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

Asset # : 2338

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

Page: 98

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

Area Sq Ft : 105,089 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,5,Att

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$322,500	\$34,100	\$67,900	\$40,600
Importance Code A	\$9,400		\$6,500	
Importance Code B	\$247,200	\$34,100	\$61,500	\$40,600
Importance Code C	\$65,900			
Total	\$322,500	\$34,100	\$67,900	\$40,600



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.

Asset #: 2328

chitecture	Current Repair	Future	Replacement	М	aintenance		
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior							
Exterior Walls				_	***		
Masonry: Brick	20% Now \$7,3		**	5	\$10,600		
	Water Penetration, Extent : Modera Location : North Facade	ате, Агеа Ајјес	tea : 5%				
M		00 LIEE	* *		\$21,900		
Masonry: Granite	80% Now \$116,2 Efflorescence, Extent: Moderate, A			5	\$31,800		
	Location: South Elevation	пен Ајјестен .	13/0				
	Jnt Mortar Miss/Erod, Extent: Mod	derate. Area A	ffected : 20%				
	Location : North Facade	,	<i>.</i>				
Windows							
Wood	10% Now \$80,1		* *	5	\$9,400		
	Air Infiltration, Extent : Moderate,	Area Affected	: 50%				
	Location: North Facade						
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : North Facade						
	Location : North Facade Thermally Inefficient, Extent : Moderate, Area Affected : 50%						
	Inermally Inefficient, Extent : Mod Location : North Facade	erate, Area Afj	tected: 30%				
	Split/Cracked, Extent: Moderate, A	Area Affected .	25%				
	Location: North Facade	irea rijjecica .	2370				
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 \$1,115,9		**				
	Broken/Missing Elements, Extent:	Moderate, Are	a Affected : 15%				
	Location: Throughout	ouata Auga 16	Control . 100/				
	Cracking/Crumbling, Extent: Mode	eraie, Area Ajj	eciea : 10%				
	Location: Throughout Location: Throughout Location: Throughout Location: Throughout Location: Throughout						
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30% Location : Throughout						
	Water Penetration, Extent : Moderate, Area Affected : 20%						
	Location : Throughout	, 33					
	Other Observation, Extent : Severe	, Area Affectea	l : 100%				
	Location : Throughout						
	Explanation: Roof Is 62 Years Be	eyond Highest	Rated Lifespan.				
Soffits							
	E0/	LIDD	* *	5			
Exposed Struc: Steel Masonry: Brick	5% 95%	LIFE LIFE	* *	5			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2328

Architecture		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•		•				
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	
		ervation, Extent : Light, Ared : 5th Floor	a Affectea	l : 20%			
	Explanat	ion : New Buildout					
Mosaic Tile	20%		2035	* *	5	\$78,600	
	Other Obs	ervation, Extent : Moderate, : Corridors, Various Offices		ected : 100%		. ,	
	Explanat	ion : Historic Decorative Mi	inton Tile.	s - Super Premium.			
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	
		etration, Extent : Moderate, : 5th Floor Teaching Labor					
Wood	10%		LIFE	* *	5	\$202,600	
Ceilings							
AcousTileConcealSpLn	10%		2043	* *	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now \$17,100	2043	* *	5	\$18,700	
1 3	Location	iscoloring, Extent : Moderat : Offices				. ,	
		etration, Extent : Moderate, : Development Offices	Area Affe	ected : 20%			
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	
		etration, Extent : Moderate, : 5th Floor Teaching Labor					
Plaster	3%		LIFE	* *	5-10	\$6,400	
Site Enclosure						-	
Fence/Gates							
Iron Picket	100%		2050	* *			

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

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

Asset #: 2328

Architecture	Current R	epair	Futur	e Replacement	М	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure							
Free Standing Walls							
Masonry: Fieldstone	100%		2040	* *			
	Other Observation, Ex	-	Affected	: 100%			
	Location : Exterior S						
D . ' ' 177 11	Explanation: This Is	Actually Granite	!				
Retaining Walls	100%		2040	* *			
Masonry: Fieldstone	00% Other Observation, Ex	rtant : Light Arag					
	Location : Entry Star	-	Ајјестеи	. 100/0			
	Explanation: This Is						
ite Pavements	Explanation . This is	Tienany Granne	•				
Public Sidewalk							
Pavers/Stone	100%		2033	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : 77th Stree	et					
	Explanation: This Is	Actually An Asp	halt Pave	r			
On-Site Walkways							
Masonry: Granite	35% Now	\$2,900	LIFE	* *			
	Jnt Mortar Miss/Erod,			Affected : 20%			
	Location : Exterior S	Stairs At Main En	try				
Pavers/Stone	65%		2033	* *			
	Other Observation, Ex		Affected	: 100%			
	Location : Main Enti	•					
	Explanation: This Is	Actually An Asp	halt Pave	r			
Parking/Driveway	1000/		2622	* *			
Pavers/Stone	100%		2033				
	Other Observation, Ex	-	Affected	: 100%			
	Location: Main Enti		halt Darr				
	Explanation: This Is	Actually An Aspi	natt Pave	r			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$500	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: Basement					
	Explanation: Section 2 Is Supplie	d From 77 Stre	eet Electrical Ser	vice Loca	ated In Section 3.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2040	* *	5	\$2,800	
Raceway						
Conduit	70%	2030	\$66,000	1		
Conduit	30%	2040	* *	1		

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

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

Asset #: 2328

Electrical	Current Repair	Future Replacemen		nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	70%	2029	\$41,600	5	\$1,900	
Molded Case Bkrs	30%	2038	* *	5	\$800	
Wiring						
Braided Cloth	40%	2029	\$37,100	1		
Thermoplastic	60%	2040	* *	1		
Motor Controllers	000/	2020	#222 000	-	Φ.(00	
Locally Mounted	80%	2028	\$232,900	5	\$600	
Locally Mounted	20%	2035		5	\$100	
Stand-by Power Transfer Switches						
Automatic	100%	2035	* *	1	\$32,300	
Automatic	Other Observation, Extent : Light, Area		. 100%	1	\$52,500	
	Location: Basement	<i>i 1133</i> cereu	. 100/0			
	Explanation: Transfer Switch Is Asso	ciated W	ith 1500 Kilowatt (Generato	r.	
Lighting						
Interior Lighting						
Fluorescent	10%	2030	\$38,600	10	\$9,600	
	T-5 Lamps And Fixtures, Extent : Light Location : 5th Floor	, Area Afj	fected : 100%			
Fluorescent	20%	2030	\$77,200	10	\$19,300	
Fluorescent	30%	2025	\$115,800	10	\$28,900	
LED	30%	2038	**			
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: LED Fixtures Installed	In 2017.				
LED	10%	2040	* *			
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: LED Fixtures Installed	In 2018.				
Egress Lighting						
Emergency, Battery	30%	2030	\$48,300	10	\$7,600	
Exit, LED	70%	2058	* *	1		
Alarm						
Security System	600/					
No Component	60%	2025	#1443		017.700	
Generic	40%	2025	\$144,300	1	\$15,700	
Fire/Smoke Detection	4007					
No Component	40%	2025	ΦΕ44.400	1.0	0.40.00 0	
Generic, Analog	60%	2025	\$741,100	1-3	\$40,000	
	Other Observation, Extent : Light, Area Location : Throughout Section	a Affected	: 100%			
	Explanation: The Main Fire Alarm C	Control Pa	inel Is Located In S	Section 3		

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

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

Asset #: 2328

Mechanical	Current I	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution (P	150/ 0.2	Φ 7.4.1 00	2060	* *			
Steam Piping/Pump	15% 0-2 Corroded, Extent : So Location : Through		2060 d : 100%				
Steam Piping/Pump	15%		2050	* *			
Steam Piping/Pump	70% 4+ On Extended Life, Ex		2040 rea Affect	* * ted : 100%			
	Location : Through	out					
Terminal Devices Air Handler	500/		2020	\$795 400	1	¢22.500	
Convector/Radiator	50% 10% 0-2	\$59,800	2030 2050	\$785,400 * *	1 1	\$32,500 \$3,100	
Convector/Radiator	Malfunctioning, Exte Location: Through	nt : Severe, Area Ą	ffected : .	50%	1	\$3,100	
Convector/Radiator	40% 4+	\$119,600	2035	* *	1	\$12,200	
	On Extended Life, Ex Location : Through	tent : Moderate, A		ted : 100%		, ,	
Air Conditioning							
Energy Source	400/		2046	* *			
Electricity No Component	40% 60%		2046	* *	1		
No Component	Other Observation, E Location : Section 1		Affected	: 0%			
	Explanation : Chill	ed Water Plant					
Conversion Equipment Window/Wall Unit	20% Other Observation, E Location : 5th Floo		2028 Affected	\$46,600 : 100%	1		
	Explanation : Serve	es Offices					
No Component	80%						
Distribution CW & CHW Wtr Pipe/Pump	60%		2050	* *	4	\$4,700	
т грел ишр	Other Observation, E Location : Through Explanation : Pipin	out			al Chille	r Plant In Section	
No Comment	17						
No Component Terminal Devices	40%						
Air Handler/Cool/Ht	80%		2030	\$200,400	1	\$52,000	
No Component	20%		2050	Ψ200,100	•	Ψ22,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$92,800	
Exhaust Fans Roof	100%		2030	\$185,500	2	\$3,200	

Plumbing

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

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

Asset #: 2328

Mechanical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping Galvanized Steel	80% 4+ \$1! On Extended Life, Extent : Mo Location : Throughout	96,100 2035 derate, Area Affected : 10	**	1		
Galvanized Steel	20% 0-2 \$ Corroded, Extent: Moderate, Location: At Points Of Use, Corrosion Is Creating Water	Heavy Internal Corrosion	* * Reported.	1 The Inte	rnal Pipe	
Sanitary Piping Cast Iron	100% 4+ \$4 On Extended Life, Extent : Mo Location : Throughout	08,800 LIFE derate, Area Affected : 10	**	1		
Storm Drain Piping						
Cast Iron	70% 4+ \$: On Extended Life, Extent : Mo Location : Throughout	81,500 LIFE derate, Area Affected : 10	**	1		
Cast Iron	25% Now \$. Corroded, Extent: Moderate, Location: Basement, Heavy Corrosion Is Creating Flow Cracked, Extent: Moderate, A. Location: 2 Of 6 Cracked Ri	Internal Storm Drain Pipe Capacity Issues During Pe rea Affected : 25%				
Cast Iron	5%	LIFE	* *	1		
Fixtures Generic	100%			-		
Vertical Transport Elevators						
Geared Traction	100% Other Observation, Extent: Li Location: Basement To 5th I Explanation: 2 Units, No 15	Floor, 77th Street Side Of				
Fire Suppression	-					
Standpipe Generic	100%	2050	* *	1-5	\$53,000	
Sprinkler No Component	60%	00.50	ab	1.5	011.00	
Generic	40%	2050	* *	1-2	\$11,800	

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

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

Page: 105

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

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

Importance Code A	\$62,100	\$600	\$16,800	\$600
Total	\$160,700	\$40,600	\$81,500	\$57,400
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Mechanical	\$36,200	\$12,100	\$15,600	\$12,300
Electrical	\$7,900	\$6,800	\$8,000	\$6,800
Interior Architecture	\$33,400		\$20,000	\$16,600
Exterior Architecture	\$61,500		\$16,100	
Expense Exterior Architecture	FY 2021	FY 2022	FY 2023	F`



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

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

Asset #: 13555

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
			xtent : Light, Area	Affected	! : 100%			
		: Rooftop						
	Explanat	ion : Mech	anical Enclosures					
Window Wall	12%	Now	\$57,000	2050	* *	5	\$39,200	
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	ected : 15%			
	Location	: South Fa	cing Thresholds A	t 8th Flo	or Terrace			
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	
	Jnt Mortar	· Miss/Eroo	l, Extent : Moderai	te, Area A	Affected : 25%			
	Location	: Interior	Wall Of Parapet - 8	8th Flooi	r Terrace			
		-	-		ea Affected : 100%	ó		
			out 8th Floor Terro					
	Vegetation	Growth, E	Extent : Moderate, .	Area Aff	ected : 25%			
	Location	: Interior	Wall Of Parapet - d	8th Floor	r Terrace			
Metal Rail	25%			2043	* *	5-10	\$26,600	
Pre-Cast Concrete	15%	4+	\$1,800	LIFE	* *	5	\$5,600	
	Caulking I	Deteriorate	d, Extent : Modera	ite, Area	Affected: 15%			
	Location	: Coping S	Stone					
Roof								
IRMA/Protected Membrane	30%	Now	\$18,000	2030	\$90,100			
Wemorane			ings, Extent : Mod out 8th Floor Terro		ea Affected : 100%	ó		
		U	Extent : Moderate,		fected : 100%			
	Location	: 8th Floor	r Terrace					
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Various	Locations On Terr	ace				
Modified Bitumen	70%			2030	\$286,200	10	\$18,600	
Interior					•		·	

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

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

Asset #: 13555

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
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	
	Other Obs	ervation, Ext	ent : Moderate, 1	4rea Affe	ected : 100%			
	Location	: Laboratori	es					
	Explanat	tion : Fluid A	pplied Epoxy Flo	oor				
Vinyl Tile	15%			2035	* *	3	\$6,900	
Wood	10%			2058	* *	5	\$23,100	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$8,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$13,900	
Gypsum Board	85%			LIFE	* *	5-10	\$250,800	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$3,400	2043	* *	5	\$9,200	
. ,		issing Elemen : Various Ar		erate, Ar	ea Affected : 5%			
Exposed Struc: Steel	59%			LIFE	* *	10	\$145,100	
Exposed Struc: Steel	1%	Now	\$58,800	LIFE	* *	10	\$145,100	
Exposed Struc. Steel			\$38,800 ent : Moderate, A		ected · 2%			
		_	Ceiling Below 8th					
			ent : Moderate, A					
			ent . Moderate, A Ceiling Below 8th					
Gypsum Board	25%	. , , , , , , , , , , , , , , , , , , ,	zemig Below on	LIFE	**	5-10	\$105,700	
Сурѕин Боага	2370			LIFE		3-10	\$103,700	

ectrical	Current Repair	Future Replac	ement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location : Basement					
	Explanation : 100 Ampere Main Swite Building 15	ch Fed From 81st S	Street Vai	ılt In Bui	lding 17 Via	
Transformers	1 1	th Fed From 81st S	Street Vai	ılt In Bui	lding 17 Via	
Transformers Dry Type	1 1	2035	Street Vai	ılt In Bui	lding 17 Via \$300	
	Building 15	2035				
	Building 15	2035 Affected : 100%				
	Building 15 100% Other Observation, Extent: Light, Area	2035 Affected : 100% echanical Room	* *	5		
	Building 15 100% Other Observation, Extent: Light, Area Location: Basement And 8th Floor M	2035 Affected : 100% echanical Room	* *	5		

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

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

Asset #: 13555

Electrical	Current Repai	r Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2046	* *	5	\$2,200	
Wiring	1000/	2070	di di			
Thermoplastic	100%	2050	* *	1		
Motor Controllers	7.50/	2025	* *	-	# 400	
Locally Mounted	75%	2035	**	5	\$400	
Variable Frequency Drive	25%	2043	* *			
Lighting						
Interior Lighting						
Fluorescent	95%	2035	* *	10	\$71,600	
	T-8 Lamps And Fixtures, E	Extent : Light, Area Affecte	d : 100%			
	Location : Throughout					
Incandescent	5%	2025	\$56,500	2	\$100	
	Other Observation, Extent		10%			
	Location: 1st And 4th Fo					
=	Explanation: Incandesce	ent Lighting In Exhibit Spa	ces			
Egress Lighting	500 /	2020	#22 000	1		
Emergency, Service	50%	2030	\$22,900	1		
Exit, Service	50%	2030	\$12,600	1		
Alarm						
Security System Generic	100%	2035	* *	1	\$30,700	
Generic	Other Observation, Extent		10%	1	\$30,700	
	Location: Throughout	. Light, Area Ajjectea . 10	070			
	-	Command Center At Build	lina 12			
Fire/Smoke Detection	Explanation . 1 ca 1 fort	Communa Conter In Duna	g 12			
No Component	20%					
Generic, Analog	80%	2035	* *	1-3	\$40,500	
22, 1	Other Observation, Extent		10%		\$ 10,500	
	Location : Throughout	<i>y y y y y y y y y y</i>				
	· ·	Fire Command Center In I	Building 12			

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

Heating

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

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

Asset #: 13555

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate & Frame	15%			2039	* *	1	\$6,100	
			xtent : Light, Area	Affected	: 100%			
		: Basemen		<i>T</i> . 11	. W			
			Unit Converts Stea	т То Но	t Water System			
No Component	85%			1664	. 00/			
			xtent : Light, Area	Affectea	: 0%			
		: Basemen	ı Pressure Steam Fro	om Caati	n 12			
Distribution	Ехріапа	iion : Low i	ressure sieum rr	от ѕеси	on 13			
Hot Wtr Piping/Pump	15%			2038	* *	4	\$900	
Steam Piping/Pump	85%			2040	* *	-	Ψ,700	
Air Conditioning	0370			2010				
Distribution CW & CHW Wtr	100%			2040	* *	4	\$4,100	
Pipe/Pump							, ,	
1 1	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Section I	17					
		tion : Pipin Plant In Sec		ater Is Pi	ımped To This Buil	lding Fro	om The Central	
Terminal Devices Air Handler/Cool/Ht	100%			2030	\$979,700	1	\$50,800	
Ventilation								
Distribution	4000/				ماد ماد		h=2 (00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$72,600	
Exhaust Fans Roof	100%			2025	¢145 000	2	\$2,500	
	100%			2025	\$145,000	2	\$2,300	
Plumbing H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater	10070			2010				
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								

Vertical Transport

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

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

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Extent : Ligh	nt, Area Affected : 509	%			
	Location: Basement To 8th Flo	oor				
	Explanation: 1 Unit No 20 F					
Hydraulic	50%	LIFE	* *			
•	Other Observation, Extent : Ligh	nt, Area Affected : 509	%			
	Location: 3 Levels - Museum S	Shop				
	Explanation: 1 Unit No 20 P					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$41,400	
Sprinkler						
Generic	100%	2040	* *	1-2	\$23,000	

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

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

Page: 111

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

Area Sq Ft : 67,921 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,5

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$123,800	\$10,100	\$14,900	\$13,800
Importance Code A	\$2,000			
Importance Code B	\$87,500	\$10,100	\$14,900	\$13,800
Importance Code C	\$34,300	·	·	,
Total	\$123,800	\$10,100	\$14,900	\$13,800



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

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

Asset #: 2808

Architecture	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls		* 0.50	4.0	4-2 00				
Copper/Terne	5%	2050 **	10	\$7,300				
Masonry: Granite	95% Now \$809,300 Jnt Mortar Miss/Erod, Extent : Moderat Location : North Side Facade		5	\$44,300				
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : North Side Facade							
Windows								
Wood	100% Now \$74,900 Dry Rot/Decay, Extent: Moderate, Area Location: North Side Facade Thermally Inefficient, Extent: Moderate Location: North Side Facade		5	\$117,600				
Roof								
Copper/Terne	20% Now \$54,300 Drains Clogged, Extent: Severe, Area A Location: North West Corner Of Roof Seams Open/Split, Extent: Moderate, An Location: North Side Water Penetration, Extent: Severe, Area	Adjacent To Building 3a rea Affected : 10%						
	Location : At North West Roof Drain							
Slate	80% Now \$1,348,300 Broken/Missing Elements, Extent: Mode Location: Throughout Loose/Miss Fasteners, Extent: Severe, A Location: Throughout Loose Units, Extent: Severe, Area Affect Location: Throughout Water Penetration, Extent: Severe, Area Location: Throughout - Especially Network Other Observation, Extent: Severe, Area	Area Affected : 50% ted : 20% n Affected : 20% ar Window Dormers			1			
Interior	Location : Throughout Explanation : Roof Is Over 100 Years	Old. Long Past Rated Life						

Interior

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

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

Asset #: 2808

Architecture	Current R	epair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior									
Floors									
Carpet	2%		2026	\$29,500	3	\$4,100			
	Worn/Eroded, Extent		Affected .	: 5%					
	Location : 5th Floor	Offices							
Ceramic Tile	3%		2033	* *	5	\$3,100			
Mosaic Tile	15%	40.7.000	2035	* *	5	\$38,100			
Terrazzo	32% Now	\$85,800	LIFE	**	5	\$25,400			
	Cracking/Crumbling,								
	Location: Througho								
Vinyl Tile	13% Now	\$25,500	2030	\$127,500	3	\$5,000			
	Broken/Missing Eleme		erate, Ar	ea Affected : 10%					
		Location: Basement Corridor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Basement Corridor								
	Patching Evident, Extent: Light, Area Affected: 5%								
	Location : Basement	-	ijjeciea :	3%					
77' 170'1 00 77 00			2020	ф 22 0 5 00		A (000			
Vinyl Tile 9" X 9"	18% Now	\$91,500	2030	\$228,700	3	\$6,900			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Throughout 5th Floor								
	Location : Inrougnout 5th Floor Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Cracking/Crumoting, Extent: Moderate, Area Affectea: 15% Location: Throughout 5th Floor								
	Worn/Eroded, Extent		Affected	. 100%					
	Location : Througho		ijjecica :	. 100/0					
Wood	17%		2045	* *	5	\$32,400			
Interior Walls	1 / /0		2043			\$32,700			
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			
	Cracking/Crumbling,					•			
	Location : Fifth Floo	or Offices, Mezzan	ine, 4th	Floor And 1st Floo	or Exhibi	t Halls			
	Paint Peeling, Extent								
	Location : Fifth Floo	**			or Exhibi	t Halls			
	Water Penetration, Ex								
	Location : Fifth Floo	or Offices, Mezzan	ine, 4th	Floor And 1st Floo	or Exhibi	t Halls			
Wood	12%		LIFE	* *	5	\$136,400			

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

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

Asset #: 2808

Architecture	C	urrent Rep	air	Futur	e Replaceme	nt	М	aintenance	
System Component Type		ail Date Es Years)	stimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
AcousTileConcealSpLn		_		2035		* *	5	\$57,200	
	O	Ç.	tent : Moderate ations Through						
AcousTileSusp.Lay-In			tent : Light, Are			* *	5	\$22,400	
Plaster	Location : I Staining/Disc Location : I Water Penetr	umbling, Ex Fifth Floor coloring, Ex Fifth Floor cation, Exte	\$42,400 stent : Moderate And Mezzanine stent : Moderate And Mezzanine nt : Moderate, A	, Area A	ffected : 10%	**	5	\$17,800	
		Fifth Floor.	And Mezzanine						
Plaster	5% Cracking/Cri Location:		tent : Moderate xhibit Halls	LIFE , Area Aj	ffected : 5%	* *	5-10	\$8,700	
	Paint Peeling Location : 4		Aoderate, Area A xhibit Halls	Affected	: 20%				
	Water Penetr Location : 4		nt : Moderate, A xhibit Halls	lrea Affe	cted : 5%				
Site Enclosure									
Fence/Gates Iron Picket	100% Deteriorated Location:		\$1,700 ent : Light, Ared	2050 a Affecte	d : 15%	* *			
Retaining Walls Cast in Place Concrete	100%			2050		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete			\$300 tent : Light, Are ults In Sidewalk		ed : 10%	* *			
Pavers/Stone	85%			2033		* *			
On-Site Walkways Pavers/Stone	100%			2033		* *			
- Lavels, Stolle	100/0			2000					

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

Under 600 Volts

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

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

Asset #: 2808

Electrical	Current Repair	Future	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$42,000	5	\$300	
	Other Observation, Extent : Light, Ar Location : Basement					
	Explanation : The Service Equipments Is Known As The 77 Street Service.	nt Includes T	Three - 4,000 Amp	eres Swi	itches. This Service	
Transformers	400/	2035	* *	_	¢100	
Dry Type	40%			5	\$100	
	Other Observation, Extent : Light, Ar Location : Basement	еа Ајјестеа .	100%			
	Explanation: The Transformer Syst Sizes: One- 500, One- 300, One-222		The Following K	ilovaltan	npere Transformer	
Dry Type	60%	2028	\$66,100	5	\$200	
Switchgear / Switchboard	0070		\$00,100		4- 00	
Fused Disc Sw	100%	2030	\$55,500	5	\$300	
Raceway	10070		\$22,233		4200	
Busway	10%	2028	\$6,100	1		
Conduit	50%	2030	\$30,400	1		
Conduit	40%	2040	**	1		
Panelboards	-					
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	
Wiring			· ,		·	
Braided Cloth	40%	2029	\$22,800	1		
Thermoplastic	60%	2040	* *	1		
Motor Controllers						
Locally Mounted	50%	2028	\$62,400	5	\$200	
Locally Mounted	30%	2035	* *	5	\$100	
Motor Control Center	20%	2028	\$25,000	5	\$400	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	60%	2030	\$149,700	10	\$37,400	
	T-8 Lamps And Fixtures, Extent: Lig Location: Throughout Building	ht, Area Affe	ected : 100%			
Fluorescent	30%	2025	\$74,900	10	\$18,700	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout Building	ht, Area Affe	ected : 100%		·	
LED	10%	2040	* *			
	Other Observation, Extent : Light, Ar Location : Basement		100%			
	Explanation : LED Fixtures Were In	nstalled In 20	018.			

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

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

Asset #: 2808

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Throughout Building					
		ion : The Main Fire Alarm Co t Of This Building.	ontrol Pa	anel For The All Bi	uildings I	s Located In The	

Mechanical	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2026	\$47,800	5	\$4,000	
Distribution							
Steam Piping/Pump	20% 0-2 Corroded, Extent : Se Location : Througho	-	2060 d : 100%	* *			
Steam Piping/Pump	80% 4+ On Extended Life, Ext Location : Throught		2040 rea Affec	* * ted : 100%			
Terminal Devices							
Convector/Radiator	15% On Extended Life, Ext Location : Througho		2028 rea Affec	\$58,000 ted : 100%	1	\$3,300	
No Component	85%						
Air Conditioning Energy Source							
Electricity No Component	30% 70%	utant Light Aug	2046	**	1		
	Other Observation, Ex Location: Section 1 Explanation: Chille	7	Ајјесіей	. 0%			
Conversion Equipment Window/Wall Unit	50%		2025	\$75,200	1		
No Component	50%						

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

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

Asset #: 2808

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	60%	2050 **	4 \$3,000	
•	Other Observation, Extent: Light, Are Location: Throughout Explanation: Piping Only, Chilled V		Central Chiller Plant	
No Component	40%			
Terminal Devices Air Handler/Cool/Ht	70% Other Observation, Extent: Light, Are Location: 5th Floor Mechanical Roc Explanation: Units In Room serves.	om	1 \$29,400	
No Component	30%			
Dehumidifier Dehumidifier				
No Component	60%			
Generic	40% Other Observation, Extent: Light, Are Location: 3rd And 4th Floor Air Ha Explanation: The Air Handling Unit	ndlers	rform A Dehumidification	
Ventilation	Cycle			
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$60,000	
Exhaust Fans	10070		20 000,000	
Interior	100%	2030 \$256,900	2 \$2,100	
Plumbing				
H/C Water Piping				
Galvanized Steel	80% On Extended Life, Extent : Moderate, . Location : Throughout	2028 \$253,400 Area Affected : 100%	1	
Galvanized Steel	20% 0-2 \$63,400 Corroded, Extent : Moderate, Area Afj	fected : 20%	1	
	Location : At Points Of Use, Heavy I Corrosion Is Creating Water Flow R		orted, The Internal	
Water Heater	Corrosion is Creating real Pilow R	est tetton issues		
Electric	10% Other Observation, Extent : Light, Are Location : Cafeteria		4	
	Explanation: For Dish Washing On	ly		
No Component	90%			
Sanitary Piping	1000/			
Cast Iron	100% 4+ \$264,200 On Extended Life, Extent : Moderate, Location : Throughout		1	
	Locuiton . Infoughout			

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

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

Mechanical	Current	Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	20% 0-2	\$30,100	LIFE	* *	1		
	Corroded, Extent : S	levere, Area Affecte	d : 20%				
Cast Iron		\$60,200	reating Flow	Capacity Issu			
	Location: Through	hout					
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$34,200	
Sprinkler							
No Component	85%						
Generic	15%		2040	* *	1-2	\$2,900	

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

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

Page: 119

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

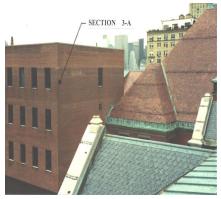
Date of Survey : 12-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,7,8,10

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$144,900	\$26,100	\$34,300	\$42,000
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
Total	\$144.900	\$26,100	\$34,300	\$42,000



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

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

Asset #: 2341

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick		4+ Extent : Mo : North Fa	\$52,400 derate, Area Affect acade	LIFE ted : 2%	* *	5	\$76,500	
Windows								
Aluminum	100%			2038	* *	5	\$5,000	
Parapets								
Masonry: Brick	Location Water Pen	: Through	xtent : Moderate, A			5	\$5,000	
Pre-Cast Concrete	5%	2-4	\$2,100	LIFE	* *	5	\$1,700	
	Location Worn/Ero	: Various	Extent : Moderate Coping Stones : Moderate, Area	·	-		. ,	
Roof								
Built-Up (BUR)	Location Miss/Dam	: Main Ro	ings, Extent : Mod					
Modified Bitumen	2%			2030	\$7,800	10	\$500	
Skylight, Plastic	3%			2035	**	1	4.00	
Soffits								
Stucco Cement	100%			2035	* *	5		
nterior								
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%	4	Ф1 25 000	2039	* *	5	\$7,300	
Concrete Masonry Unit	Diagonal Location Vertical C	: 9th And racks, Exte	\$127,900 tent : Moderate, Av 10th Floor Corrido nt : Moderate, Are 10th Floor Stairwe	ors And S va Affecte	tair B	5	\$40,600	
Plaster	Water Pen		\$6,600 xtent : Moderate, 2 or Corridor	LIFE Area Affe	* * cted : 2%	5	\$10,900	

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

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

Asset #: 2341

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%			2043	* *	5	\$79,800	
AcousTileSusp.Lay-In	10%			2043	* *	5	\$10,600	
Exposed Struc: Steel	20%	4+	\$101,800	LIFE	* *			
-	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	ected : 2%			
	Location	: Basemen	t By Electrical Par	iels				
Plaster	10%	2-4	\$7,900	LIFE	* *	5	\$6,700	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Various	Locations					

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2030	\$42,000	5	\$300			
		on, Extent : Light, Area	Affectea	! : 100%					
		Location: Basement							
		his Electrical Service I	s Known	As The 77 Street S	Service. I	t Includes Three			
Transformers	4,000 Ampere S	Service Switches.							
Dry Type	90%		2035	* *	5	\$200			
Dry Type		on, Extent : Light, Area		1 · 100%	3	\$200			
	Location : Base	_	Пуссиси	. 10070					
		ransformer Sizes Inclu	de The F	Collowing Kilovolt-	amnere l	Rating: 500-300			
	225, 150	ransjormer sizes meta	uc mc i	onowing Ruovon	ampere 1	tuing. 500, 500,			
Dry Type	10%		2028	\$11,000	5				
Switchgear / Switchboard				•					
Fused Disc Sw	60%		2030	\$33,300	5	\$200			
Molded Case Bkrs	40%		2040	* *	5	\$700			
Raceway									
Conduit	60%		2030	\$36,400	1				
Conduit	40%		2040	* *	1				
Panelboards									
Fused Disc Sw	40%		2029	\$17,000	5	\$700			
Molded Case Bkrs	60%		2029	\$25,400	5	\$1,100			
Wiring									
Braided Cloth	40%		2029	\$22,800	1				
Thermoplastic	60%		2040	* *	1				
Motor Controllers									
Locally Mounted	60%		2035	* *	5	\$300			
Motor Control Center	40%		2028	\$66,500	5	\$800			
Ground									
Grounding Devices									
Not Accessible Lighting	100%								

Lighting

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

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

Asset #: 2341

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	40%		2030	\$104,500	10	\$26,100	
Fluorescent	30%		2030	\$78,400	10	\$19,600	
	T-8 Lamps And Fixtu	-	Area Afj	fected : 100%			
	Location : Through	out Building					
Fluorescent	10%		2025	\$26,100	10	\$6,500	
	*	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout Building					
LED	20%		2038	* *			
	Other Observation, E Location : Basemen	_	Affected	: 100%			
	Explanation: LED	Fixtures Were Inst	alled In 2	2017.			
Egress Lighting							
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		
Alarm							
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	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Through	-					
	Explanation: The I	Main Fire Alarm Co	ontrol Pa	inel Is Located In T	The Base	ment Of Section 3.	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Shell &	20%			2033	* *			
Tube								
Pres. Reducing	80%			2039	* *	5	\$3,400	
Valve/LP Steam								
Distribution								
Steam Piping/Pump	10%			2050	* *			
Steam Piping/Pump	90%	4+	\$150,400	2040	* *			
1 0 1	On Extend	ed Life, Ext	ent : Moderate, A	rea Affec	eted : 100%			
	Location	: Througho	out	-				

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

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

Asset #: 2341

Mechanical	Curr	ent Repair	Future Replacement		Maintenance					
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Terminal Devices	100/		• • • • •	ate at		00.100				
Convector/Radiator	10% 0-2	- + ,	2050	* *	1	\$2,100				
		Extent : Moderate, Are oughout, Defective Stea		: 60%						
Convector/Radiator	40% 4+	<u> </u>	$\frac{m Traps}{2035}$	* *	1	\$0.200				
Convector/Radiator		e, Extent : Moderate, A	-000		1	\$8,300				
	Location : Thre		геи Ајјеси	ей . 100/0						
No Component	50%									
Air Conditioning	3070									
Distribution										
CW & CHW Wtr	100% 0-2	2 \$4,600	2050	* *	4	\$3,500				
Pipe/Pump										
		Other Observation, Extent : Light, Area Affected : 100%								
	Location: Thre	-								
	Explanation : 1 17	Piping Only, Chilled Wo	ater Is Pui	nped From Centr	al Chille	r Plant In Section				
Terminal Devices	1 /									
Air Handler/Cool/Ht	100% 0-2	\$847,700	2040	* *	1	\$39,600				
		Extent : Moderate, Are Floor Fan Room	ea Affected	l : 5%		•				
	Other Observation, Extent : Moderate, Area Affected : 5%									
		Room Air Handler								
	Explanation : 0	Control System Malfund	ction							
Ventilation										
Distribution Ductwork/Diffusers	1000/		LIEE	* *	2.5	\$62.800				
Exhaust Fans	100%		LIFE		2-5	\$62,800				
Interior	100%		2025	\$268,900	2	\$2,200				
Plumbing	10070		2023	Ψ200,700		Ψ2,200				
H/C Water Piping										
Galvanized Steel	20% 0-2	\$66,300	2050	* *	1					
	Corroded, Exten	t : Moderate, Area Affe	cted : 10%	6						
		Points Of Use, Heavy In r Flow Restriction Issue		rrosion Reported,	The Inte	rnal Corrosion Is				
Galvanized Steel	80%		2028	\$265,300	1					
		e, Extent : Moderate, A	rea Affect	ed : 100%						
	Location : Thre	oughout								
Water Heater	1000/		2025	0.000	,					
Electric	100%		2025	\$66,600	4	\$600				
HW Heat Exchanger Steam Fired	1000/		2050	* *	1	¢10.500				
Steam Fired	100%		2050		4	\$10,500				

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

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

Mechanical	Current Repair	Future Replacement	t Maintenance					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Co FY	Cycle Estimated Cost (Yrs)	Priority				
Plumbing								
Sanitary Piping								
Cast Iron	30% 0-2 \$166,0	JOU LIFE	* 1					
	Leak Evident, Extent : Severe, Are Location : 1st Through 7th Floor							
Cast Iron	70% 4+ \$193,6	600 LIFE *	* 1					
	On Extended Life, Extent : Modero Location : Throughout	ate, Area Affected : 100%						
Storm Drain Piping								
Cast Iron	30% 0-2 \$47,3	300 LIFE *	** 1					
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Basement, Heavy Inte	rnal Storm Drain Pipe Corros	sion Reported. The Internal					
	Corrosion Is Creating Flow Cap	acity Issues During Periods C	Of Heavy Down Pour					
Cast Iron	70% 4+ \$55,1	100 LIFE *	* * 1					
	On Extended Life, Extent : Modero	ate, Area Affected : 100%						
	Location: Throughout							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Light,							
	Location: 1st To 10th Floor, Fri	ick Building						
	Explanation: 1 Unit, No 8							
Fire Suppression								
Standpipe								
Generic	100%	2040 *	* 1-5 \$35,900					
Sprinkler								
No Component	20%							
Generic	80%	2040 *	* 1-2 \$15,900					

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

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

Page: 125

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

Area Sq Ft : 73,219 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,5,Att

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$250,400	\$16,200	\$64,100	\$26,700
Importance Code A	\$22,500		\$7,300	
Importance Code B	\$160,200	\$16,200	\$56,800	\$26,700
Importance Code C	\$67,600			
Total	\$250,400	\$16,200	\$64,100	\$26,700



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

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

rchitecture	Current Repair	Futur	e Replacement	M	aintenance				
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Exterior Walls									
Copper/Terne	5%	2050	* *	10	\$7,300				
Masonry: Brick	Efflorescence, Extent : Mode Location : North Facade			5	\$18,700				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : North Facade								
	Water Penetration, Extent : Location : North Facade	Moderate, Area Affe	cted : 10%						
Masonry: Granite	65% Now \$ Jnt Mortar Miss/Erod, Exten Location: North Facade	276,900 LIFE t : Moderate, Area A	* * Affected : 100%	5	\$30,300				
Windows									
Metal Louvers	5%	2033	* *	10	\$7,300				
Wood	45% Now \$ Air Infiltration, Extent : Seve Location : North Facade	451,600 2055 ere, Area Affected : 5	* *	5	\$52,900	1			
	Deteriorated Finish, Extent : Location : North Facade	Severe, Area Affect	ed : 50%						
	Split/Cracked, Extent : Sever Location : North Facade	e, Area Affected : 50	9%						
Wood	50%	2046	* *	5	\$117,600				
Parapets									
Metal Rail	25%	2035	* *	5-10					
	Corrosion/Rusting, Extent : Location : Rear Portion Of	0 00	: 10%						
No Component	75%								

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

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

Page: 127

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

Asset #: 2329

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

Interior

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

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

Asset #: 2329

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors	5%	4+	\$4,000	2029	\$70.400	2	\$8,200		
Carpet	Worn/Ero		: Light, Area Affec		\$79,400 %	3	\$8,200		
Cast in Place Concrete	5%			LIFE	* *	5	\$24,000		
Ceramic Tile	5%			2039	* *	5	\$5,500		
Mosaic Tile	10%			2035	* *	5	\$27,400		
			Extent : Moderate, 1	Area Affe	ected : 100%				
		: Various							
	Explana	tion : Histo	ric Decorative Mir	nton Tile:	S				
Slate	10%			LIFE	* *	5	\$23,300		
Terrazzo	35%			LIFE	* *	5	\$59,900		
Vinyl Tile	15%	Now	\$15,900	2030	\$158,600	3	\$6,200		
		issing Elem 1 : Corridor	ents, Extent : Mod s	'erate, Ar	rea Affected : 20%				
	Location Worn/Eroc Location Other Obs Location	: Storgae 1 ded, Extent 1 : Storage 1	Extent: Moderate Areas Throughout: Moderate, Area Areas Throughout Extent: Severe, Are	Affected	: 10%				
Vinyl Tile 9" X 9"	Broken/M. Location Cracking/ Location	a : Storage L Crumbling, a : Storage L	\$61,600 eents, Extent : Mod Areas Throughout Extent : Moderate Areas Throughout	e, Area A	ffected : 20%	3	\$6,200		
		ded, Extent 1 : Through	: Moderate, Area out	Affected	: 100%				
Interior Walls	Locanon	inough	ont						
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,600		
Glass: Single Pane	10%			LIFE	* *	5	\$21,100		
Masonry: Brick	Jnt Mortal Location	i : Basemen	\$15,600 d, Extent : Modera et At Areaways						
			xtent : Moderate, 2 at At Areaways	Area Affe	cted : 10%				
Marble Panels	10%			LIFE	* *	10	\$5,600		
Plaster	55%	Now	\$35,200 Extent : Moderate	LIFE	** ffected : 10%	5	\$23,200		
	Location Water Pen	i : 5th Flooi netration, E	r And Throughout xtent : Moderate, 2	At Conne Area Affe	ection To Section 6 ected : 10%				
			r Ana Inroughout		ection To Section 6				
Plywood/Hardboard	10%			LIFE	* *	10	\$1,400		
Wood	5%			LIFE	* *	5	\$56,300		

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

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

Asset #: 2329

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2043	* *	5	\$11,000	
AcousTileSusp.Lay-In	40%			2043	* *	5	\$43,800	
	_	_	Extent : Light, Ard at Locker Rooms	ea Affect	ed : 5%			
Exposed Struc: Steel	5%			LIFE	* *	10	\$11,000	
Plaster	45%	Now	\$36,700	LIFE	* *	5	\$30,800	
	Water Per	netration, E	r And Throughout . xtent : Moderate, A r And Throughout .	Area Affe	ected : 10%			
Site Enclosure			-					
Fence/Gates								
Iron Picket	100%			2050	* *			
		ted Finish, 1 : Along 77	Extent : Light, Ared 7th Street	a Affecte	d : 15%			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2033	* *			
On-Site Walkways Cast in Place Concrete	100%		\$3,500	2035	* *			
	_	Crumbling, 1 : Courtyai	Extent : Light, Ard rd	ea Affect	ed : 5%			

lectrical	Current Repair	Current Repair Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2040	* *	5	\$1,900		
	Other Observation, Extent: 1	Light, Area Affected : 10	00%				
	Location: Basement						
	Explanation: This Building	Is Supplied From The	77th Electrical	Service.			
Switchgear / Switchboard							
Molded Case Bkrs	100%	2040	* *	5	\$1,900		
Raceway							
Conduit	60%	2040	* *	1			
Conduit	40%	2030	\$24,300	1			
Panelboards							
Fused Disc Sw	10%	2038	* *	5	\$200		
Molded Case Bkrs	60%	2038	* *	5	\$1,200		
Molded Case Bkrs	30%	2029	\$12,700	5	\$600		

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

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

Asset #: 2329

Electrical	Current Repair	Future Replacement Maintenance				
System	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY		(Yrs)		·
Type						
Under 600 Volts						
Wiring Braided Cloth	40%	2029	\$22,800	1		
	60%	2029	\$22,800	1 1		
Thermoplastic	0076	2040		1		
Motor Controllers	60%	2035	* *	5	\$300	
Locally Mounted Locally Mounted	40%	2033	\$66,500	5 5	\$200 \$200	
	4070	2028	\$00,300	3	\$200	
Ground Grounding Devices						
Not Accessible	100%					
Stand-by Power	10070					
Transfer Switches						
Automatic	100%	2035	* *	1	\$22,500	
Automane	Other Observation, Extent : Light, Area		. 100%	1	φ22,300	
	Location: Basement	11,,0000	. 100/0			
	Explanation: Transfer Switches Are L	ocated In	Section 4 And Ot	her Secti	ons	
Generators	Empirimation . Transfer Switches Are Di	ocuica III	Section 4 IIII Of	iici secii	0110.	
Diesel	100%	2033	* *	1	\$28,400	
Biesei	Other Observation, Extent : Light, Area		: 100%		Ψ20,100	
	Location: Yard Area	119900000	. 100/0			
	Explanation: 1500 Kilowatt Generato	r				
Batteries	Ziip iiii iiii ii i i i i i i i i i i i	•				
Lead/Acid	100%	2023	\$1,700	5	\$2,700	
Fuel Storage			4-,,		4-,,,,,	
Day Tank	50%	2038	* *	5	\$6,800	
,	Other Observation, Extent : Light, Area		: 100%	-	+ - ,	
	Location : Yard Area	55				
	Explanation: 200 Gallons					
Main Tank	50%	2045	* *	5	\$1,100	
Wall Tall	Other Observation, Extent : Light, Area		: 100%	J	ψ1,100	
	Location: Underground	33				
	Explanation: 6,000 Gallon Main Tank	ζ.				
Lighting		••				
Interior Lighting						
Fluorescent	60%	2030	\$161,400	10	\$40,300	
Fluorescent	20%	2025	\$53,800	10	\$13,400	
LED	20%	2038	**		4-2,	
	Other Observation, Extent : Light, Area		: 100%			
	Location: Basement, Upper Floor Offi					
	Explanation: LED Lights Installed In	2017.				
Egress Lighting						
Emergency, Service	60%	2030	\$24,500	1		
Exit, LED	30%	2045	* *	1		
		2025	\$2,200	1		
Exit, Service	10%	2023	Ψ2,200	-		
	10%	2023	Ψ2,200			
Alarm	10%	2023	Ψ2,200			
	40%	2023	Ψ2,200			

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

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

Asset #: 2329

Electrical	Current Repa	air Futui	e Replacement	М	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%	2025	\$344,200	1-3	\$18,600			
_	Other Observation, Exten	t : Light, Area Affectea	! : 100%					
	Location: Throughout Building							
	Explanation: Main Control Panel Located In Section 3.							

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2026	\$51,500	5	\$4,300	
Distribution							
Steam Piping/Pump	35% 0-2 Corroded, Extent : S	\$120,400 Severe, Area Affecte hout, Deteriorating		* *			
C+ D' ' /D				* *			
Steam Piping/Pump	65% 4+ On Extended Life, E Location : Throug		2040 rea Affec				
Terminal Devices							
Convector/Radiator	5% 0-2 Malfunctioning, Ext Location: Throug	\$20,800 ent : Moderate, Are hout, Defective Stea			1 es	\$1,100	
Convector/Radiator	30% On Extended Life, E Location : Throug		2028 rea Affec	\$125,000 ted : 100%	1	\$7,100	
No Component	65%						
ir Conditioning Energy Source							
Electricity No Component	20% 80%		2046	* *	1		
	Other Observation, Location : Section Explanation : Chi	17	Affected	: 0%			
Conversion Equipment	Explanation . Chil	ilea water Fiant					
Split Unit	10%		2030	\$166,100			
Window/Wall Unit No Component	20% 70%		2025	\$32,400	1		
•	Other Observation, Location : Section	17					
	Explanation: Chi	lled Water Is Fed Fr	om Secti	on 17			

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

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

Asset #: 2329

Mechanical	Current Re	pair	Future Replacement		M	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution	000/		2040	* *	4	Φ2 000		
CW & CHW Wtr	80%		2040	* *	4	\$2,900		
Pipe/Pump	Other Observation, Ext	ant:Light Araa	Affected	. 100%				
	Location : Throughou	t						
	Explanation: Piping	Only, Chilled Wo	ater Is Fe	d From Section 17	7			
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%		2030	\$209,500	1	\$36,200		
No Component	20%							
Heat Rejection	000/							
No Component	80%							
No Component	20%		100 1	00/				
	Other Observation, Extent : Light, Area Affected : 0% Location : Roof							
	Explanation : Abando	and Air Condan	an I Init N	Janda To Da Damo	wad			
/entilation	Explanation . Abando	nea Air Conaen.	ser Onu r	veeus 10 De Remo	veu			
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$64,600		
Exhaust Fans	10070					\$0.,000		
Interior	100%		2025	\$276,900	2	\$2,200		
lumbing								
H/C Water Piping								
Galvanized Steel	100% 4+	\$170,700	2035	* *	1			
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Other Observation, Ext		Affected	: 5%				
	Location : Attic	<u> </u>						
	Explanation : Abando	ned Water Tank	Needs To	Be Removed				
Water Heater								
Electric	10%		2028	\$6,900	4			
	Other Observation, Extent : Light, Area Affected : 10% Location : Near Laboratory							
	Explanation : For Lab Water From Section 1		he Remai	nder Of The Build	ing Gets	Its Domestic Hot		
No Component	90%							
•	Other Observation, Ext Location : Section 17	ent : Light, Area	Affected	: 0%				
	Explanation : Domest	ic Hot Water Is	Fed From	Section 17				
Sanitary Piping	^							
Cast Iron	100% 4+	\$284,800	LIFE	* *	1			
	On Extended Life, Exten		rea Affect	ted : 100%				
	Location : Throughou	t						

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

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

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	10%	LIFE	* *	1		
Cast Iron	90% 4+ \$73,000	LIFE	* *	1		
	On Extended Life, Extent : Moderate,	Area Affec	cted : 90%			
	Location : Throughout					
Sump Pump(s)						
Submersible	100%	2023	\$2,600	4	\$2,300	
Backflow Preventer						
Generic	100%	2035	* *	1	\$4,500	
	Other Observation, Extent : Light, Are Location : Lower Level Explanation : Backflow Preventer O					
Fixtures	T J					
Generic	100%					
ire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$36,900	
Sprinkler						
No Component	95%					
Generic	5%	2040	* *	1-2	\$1,000	
Chemical System					•	
Dry	5%	2029	\$1,500	1-3	\$200	
•	Other Observation, Extent : Light, Are Location : Courtyard	ea Affectea	l : 100%			
	Explanation : Chemical Storage					
No Component	95%					
	75.10					

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

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

Page: 134

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

Area Sq Ft : 65,035 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,Att

Block : 1130 Lot : 1 BIN : 1083846

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

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



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

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

Asset #: 2309

rchitecture	Current Repair	Future Repla	cement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls						
Copper/Terne	2%	2050	* *	10	\$3,700	
Masonry: Granite	23% Now \$248,700 Jnt Mortar Miss/Erod, Extent: Modera Location: East Facade	LIFE ate, Area Affected	* * : 25%	5	\$13,600	
Masonry: Granite	75%	LIFE	* *	5	\$88,900	
Windows	7370	LIIL			\$66,700	
Wood	60% Now \$406,300 Air Infiltration, Extent: Severe, Area A Location: East Facade Deteriorated Finish, Extent: Severe, A Location: East Facade		**	5	\$63,800	
	Dry Rot/Decay, Extent: Moderate, Are Location: East Facade Split/Cracked, Extent: Moderate, Area Location: East Facade					
Wood	40%	2046	* *	5	\$85,000	
Roof						
Copper/Terne	8% Now \$7,200 Water Penetration, Extent: Severe, Ard Location: Underneath Cap At Crown		* *			
Slate	62% Now \$693,500 Broken/Missing Elements, Extent: Seve Location: Throughout					
	Cracking/Crumbling, Extent : Severe, A Location : Throughout					
	Gut/DS Non Func/Miss, Extent: Mode		d : 5%			
	Location: Throughout, Seams Splittin Loose/Miss Fasteners, Extent: Severe,	-	0%			
	Location : Throughout Loose Units, Extent : Severe, Area Affe Location : Throughout	cted : 5%				
	Water Penetration, Extent : Moderate, Location : Various	Area Affected : 1	0%			
	Other Observation, Extent : Severe, Ar Location : Throughout	ea Affected : 1009	%			
	Explanation : Roof Is Original. Curr	ently 50 Years Pa	st Its Rate	d Life.		
Slate	20% Now \$22,400 Water Penetration, Extent: Moderate, Location: Over Turrent	LIFE Area Affected : 1	**			
	Other Observation, Extent : Light, Area Location : Over Turrent	a Affected : 100%				
	Explanation : Actual Material Is Gra	nite Roof Tile				
Sloped Glazing	10% Now \$123,700 Glazing Clouded, Extent : Moderate, A	LIFE rea Affected : 30%	**	5	\$62,100	1

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof						_		
Sloped Glazing		Now	\$123,700	LIFE	**	5	\$62,100	1
		etration, E. : Framing	xtent : Severe, Are Joints	a Affecte	d : 35%			
Soffits	Locuiton	. Framing	Joinis					
Granite Panels	100%	Now	\$39,700	LIFE	* *	5	\$2,500	
Grainte i aneis			l, Extent : Modera		Affected : 10%	5	Ψ2,500	
			out Turrent					
nterior								
Floors								
Carpet	15%	0-2	\$42,300	2026	\$211,500	3	\$21,900	
			: Moderate, Area	Affected	: 20%			
		: 2nd Floo	r Turrent					
Cast in Place Concrete	5%			LIFE	* *	5	\$21,300	
Ceramic Tile	2%			2033	* *	5	\$1,900	
Quarry Tile		Now	\$7,900	2035	**	5	\$3,700	
	_	_	Extent : Moderate t Empolyee Cafete	-	ijeciea : 5%			
CI.		. Dusemen	i Empoiyee Cajete		* *		Φ.(.200	
Slate	3% 50%	4+	¢120 400	LIFE LIFE	* *	5 5	\$6,200	
Terrazzo		' - '	\$128,400 xtent : Moderate, A			3	\$38,000	
		: 1st And 2		теи Ајје	ciea . 570			
Vinyl Tile	10%	Now	\$4,700	2030	\$93,900	3	\$3,700	
villyi The			ents, Extent : Mod			3	\$5,700	
		: 5th And (
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: 5th And	6th Floor		•			
Vinyl Tile 9" X 9"	10%	Now	\$36,500	2030	\$121,700	3	\$3,700	
, and the second second			ents, Extent : Mod				4-7	
	Location	: 5th And	6th Floor					
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
		: 5th And						
			: Moderate, Area	Affected	: 50%			
	Location	: 5th And	6th Floor					

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

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

Asset #: 2309

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Interior Walls					
Gypsum Board	22%	LIFE **	5-10	\$38,100	
Masonry: Brick	5% Now \$22,500				
	Jnt Mortar Miss/Erod, Extent: Mode Location: Basement	rate, Area Affectea : 10%			
	Water Penetration, Extent: Moderate	a Area Affacted : 100/			
	Location : Basement	e, Areu Affecieu . 1076			
Mosaic Tile	3%	LIFE **	10	\$1,900	
Plaster	65% Now \$50,900		5	\$19,800	
	Cracking/Crumbling, Extent : Moder				
	Location: 2nd, 5th And 6th Floor A				
	Water Penetration, Extent: Moderate				
	Location: 2nd, 5th And 6th Floor A				
	Other Observation, Extent: Light, Ar	ea Affected : 100%			
	Location : Throughout Explanation : Premium Noted In Pl	astan Thuoughout			
Wood	5%	LIFE **	5	\$40,700	
Ceilings	270	EH E		\$ 10,700	
AcousTile,Adhered	20% Now \$10,300	2043 **	5	\$9,700	
·	Broken/Missing Elements, Extent: M	oderate, Area Affected : 10%	· •	•	
	Location: 6th Floor Turrent				
AcousTileSusp.Lay-In	20%	2043 **	5	\$19,500	
	Staining/Discoloring, Extent: Light, Location: Basement	Area Affected : 5%			
Gypsum Board	10%	LIFE **	5-10	\$33,500	
Plaster	50% Now \$40,600) LIFE **	5	\$30,400	
	Cracking/Crumbling, Extent : Moder	ate, Area Affected : 10%			
	Location : 5th And 6th Floor Office				
	Water Penetration, Extent : Moderate				
	Location : 5th And 6th Floor Office				
	Other Observation, Extent : Light, Ar	ea Affected : 100%			
	Location: Throughout	m			
C' ₄ E 1	Explanation : Premium Noted In Pl	aster Throughout			
Site Enclosure Fence/Gates					
Iron Picket	100% Now \$5,900	2050 **			
Holl I leket	Corrosion/Rusting, Extent: Moderate				
	Location: Throughout	, , , , , , , , , , , , , , , , , , ,			
	Deteriorated Finish, Extent : Modera	te, Area Affected : 20%			
	Location : Throughout				

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

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

Asset #: 2309

Architecture		Current Repai	r	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%	Now	\$2,500	2040	* *			
	Jnt Mortan	Miss/Erod, Exte	ent : Modera	te, Area 2	Affected : 10%			
	Location	: Throughout						
	Other Obs	ervation, Extent	: Light, Area	Affected	l : 100%			
	Location	: Throughout						
	Explanat	tion : Actual Mai	terial Is Gran	ite				
Retaining Walls	-							
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$13,100	2033	* *			
	Cracking/0	Crumbling, Exte	nt : Moderate	, Area Ą	ffected : 10%			
	Location	: Corner Of Cer	ıtral Park We	est And 7	7th Street			
On-Site Walkways								
Masonry: Granite	75%			LIFE	* *			
Pavers/Stone	25%			2033	* *			

lectrical	Current Repair	Future F	Replacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2040	* *	5	\$1,700		
	Other Observation, Extent : L	ight, Area Affected : I	100%				
	Location: Basement						
	Explanation: Building 5 Ele	ectrical Power Distrib	nution 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		
bround							
Grounding Devices							
Not Accessible	100%						

Lighting

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

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

Asset #: 2309

Electrical	Current Repair	Future	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	20%	2025	\$47,800	10	\$11,900				
	T-12 Lamps And Fixtures, Exter Location : Exhibit Areas	nt : Light, Area A <u>f</u>	fected : 100%						
Fluorescent	20%	2030	\$47,800	10	\$11,900				
	Other Observation, Extent : Lig	ht, Area Affected	: 100%						
	Location: 4th, 5th Floor								
	Explanation : Compact Fluore	escent Fixtures Us	sed In Hallways.						
Fluorescent	10% 2-4 \$2:	3,900 2040	* *						
	T-12 Lamps And Fixtures, Exter	nt : Light, Area A <u>f</u>	fected : 100%						
	Location: 1st, 5th Floor								
LED	30%	2035	* *						
LED	20%	2040	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement, 4th, 5th	Floor							
	Explanation : LED Fixtures In	stalled In 2018.							
Egress Lighting									
Exit, LED	60%	2045	* *	1					
Exit, Battery	40%	2025	\$27,200	10	\$1,800				
Alarm									
Security System	4007								
No Component	40%	2020	#124 000		#14.600				
Generic	60%	2030	\$134,000	1	\$14,600				
Fire/Smoke Detection	400/								
No Component	40%	2027	Φ4 5 0 6 00	1.2	#24 000				
Generic, Analog	60%	2025	\$458,600	1-3	\$24,800				
	Other Observation, Extent: Lig		. 100%						
	Location: Throughout The Bu	-	2						
	Explanation : Main Panel Is L	ocatea in Section	3.						

Mechanical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Heating							
Distribution							
Steam Piping/Pump	50% 0-2 \$152,800	2060 **					
1 0 1	Corroded, Extent: Moderate, Area Affected: 50%						
	Location : Basement						
Steam Piping/Pump	50% 4+ \$76,400	2040 **					
steam riping ramp	On Extended Life, Extent : Moderate, A	rea Affected : 100%					
	Location: Throughout	55					

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

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

Asset #: 2309

Mechanical	Current Repair	Future l	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices Convector/Radiator	35% 4+ \$64,800 On Extended Life, Extent : Moderate, A Location : Throughout	2035 Area Affected	* * d : 100%	1	\$6,600	
Convector/Radiator	10% 0-2 \$37,000 Malfunctioning, Extent : Moderate, Ard Location : Throughout, Defective Ste			1 es	\$1,900	
No Component	55% Other Observation, Extent: Light, Area Location: Section 3 And Section 9 Explanation: The 2nd And 4th Floor And Section 9 Respectively			, Equipm	ent In Section 3	
Air Conditioning	The section of the spective systems					
Energy Source Electricity No Component	10% 90% Other Observation, Extent : Light, Area	2046 a Affected :	**	1		
	Location: Section 17					
	Explanation: Chilled Water Pipe					
Conversion Equipment Window/Wall Unit No Component	10% 90%	2025	\$14,400	1		
Distribution CW & CHW Wtr Pipe/Pump	90%	2040	* *	4	\$2,900	
	Other Observation, Extent : Light, Area Location : Section 17	a Affected :	100%			
	Explanation: Piping Only, Chilled W Chiller Plant In Section 17	ater Is Pum	ped To This Buil	lding Fro	om The Central	
No Component	10%					
Terminal Devices Air Handler/Cool/Ht No Component	90% 10%	2030	\$69,800	1	\$36,200	
entilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$57,400	
Exhaust Fans Interior	100%	2030	\$245,900	2	\$2,000	
lumbing H/C Water Piping Galvanized Steel	20% 0-2 \$60,700 Corroded, Extent : Moderate, Area Aff Location : At Points Of Use, Heavy In		* * Corrosion Repo	1 orted, The	e Internal Pipe	
Galvanized Steel	Corrosion Is Creating Water Flow Res 80% 4+ \$121,300 On Extended Life, Extent: Moderate, A Location: Throughout	estriction Iss 2035	rues **	1	•	

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

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

Mechanical	Curre	nt Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% 4+	\$253,000	LIFE	* *	1		
	·	Extent : Moderate, A	rea Affected : I	00%			
	Location : Throi	ighout					
Storm Drain Piping	400/ 0.2	455 (00	LIDE	ale ale			
Cast Iron	40% 0-2	\$57,600	LIFE	* *	1		
		: Moderate, Area Affe		<i>c</i> .	n .		
		nent, Heavy Internal , eating Flow Capacity			•		
Cast Iron	60% 4+	\$17,300	LIFE	**	1 1	wn 1 our	
Cast Hon		Extent: Moderate, A		00%	1		
	Location : Throi		rea Hypeciea . T	0070			
Fixtures		8.14.11					
Generic	100%						
35115115		n, Extent : Light, Area	Affected: 100%	%			
	Location : Attic		55				
	Explanation : Al	oandoned Domestic W	ater Roof Tank	Needs To B	e Remov	ed	
Fire Suppression	•						
Sprinkler							
No Component	90%						
Generic	10%		2040	* *	1-2	\$1,800	
	Other Observation	ı, Extent : Light, Ared	Affected: 100%	%			
	Location: Basen	nent					
	Explanation : Bo	isement					

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

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

Page: 142

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

Area Sq Ft : 80,047 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,5,6,Mez,Att

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$2,526,000	\$4,591,800
Importance Code A	\$1,679,900	\$218,700
Importance Code B	\$690,700	\$4,331,400
Importance Code C	\$155,400	\$41,700
Total	\$2,526,000	\$4,591,800

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



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

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

rchitecture	Current Repair	Future Replace	Future Replacement Maintenance				
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior							
Exterior Walls							
Copper/Terne	5%	2050	* *	10	\$8,100		
Masonry: Brick	5% 0-2 \$11,900		* *	5	\$3,500		
	Diagonal Cracks, Extent : Moderate, Location : Above Lintels West Side	Area Affected : 5%					
	Horizontal Cracks, Extent : Moderate Location : Above Lintels West Side	, Area Affected : 10%	6				
Masonry: Granite	90% Now \$426,600	LIFE	* *	5	\$46,700		
indicately. Similar	Cracking/Crumbling, Extent: Modero Location: Northern Portion Of Wes Jnt Mortar Miss/Erod, Extent: Moder	t Facade					
	Location: Northern Portion Of Wes	t Facade					
	Water Penetration, Extent : Moderate Location : Northern Portion Of Wes						
Windows							
Wood	25% Now \$226,900 Air Infiltration, Extent : Severe, Area Location : West Facade And Courty	Affected : 50%	* *	5	\$26,600		
	Deteriorated Finish, Extent: Severe, Location: West Facade And Courty						
	Thermally Inefficient, Extent : Modera Location : West Facade And Courty		0%				
	Split/Cracked, Extent : Moderate, Are Location : West Facade And Courty						
Wood	75%	2046	* *	5	\$159,400		
Parapets							
Masonry: Brick	5%	LIFE	* *	5-10	\$300		
Masonry: Granite	10%	LIFE	* *	5-10	\$1,200		
•	Other Observation, Extent : Light, Ar	ea Affected : 100%					
	Location: Cornice, Turrets And Dec	corations					
	Explanation: Rose Granite						
Metal Rail	5%	2035	* *	5-10	\$800		
No Component	80%						

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

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

Asset #: 2310

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

Interior

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

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

Asset #: 2310

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	220/	3.7	Φ 7 0.000	2026	Ф200 200	2	#41 200	
Carpet	Worn/Eroo Location	: Meteorit	\$79,800 : Moderate, Area A e Exhibit Area ight, Area Affected		\$399,200 : 50%	3	\$41,300	
	0		and Fifth Floor Off					
	Location	: Meteorit		Area Affe	cted : 5%			
		ion: Rips	/ Tears					
Cast in Place Concrete	2%			LIFE	* *	5	\$10,500	
Ceramic Tile	5%	_		2033	**	5	\$6,000	
	Location	: Foyer	Extent : Light, Area	Affected	: 100%			
		ion : Minto	on Tîle					
Ceramic Tile	5%		0.100 000	2033	* *	5	\$6,000	
Mosaic Tile	10%	Now	\$122,000	2035	**	5	\$15,000	
	_	_	Extent : Moderate r Offices And Baser		jeciea : 10%			
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	
		ssing Elem : 5th And	ents, Extent : Mod 6th Floors	erate, Ar	ea Affected : 5%			
		Crumbling, : 5th And	Extent : Moderate 6th Floors	, Area A <u>j</u>	fected : 5%			
		ded, Extent : Collectio	: Severe, Area Affe ons Areas	ected : 20	0%			
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	
			Extent : Moderate Offices And Turren					
			xtent : Moderate, A Offices And Turren					
Wood	5%			LIFE	* *	5	\$69,400	

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

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

Asset #: 2310

Architecture		Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings	7 0 /			20.42	de de	_	# 4 000		
AcousTile, Adhered	5%		#0.200	2043	* *	5	\$4,000		
AcousTileSusp.Lay-In		Now	\$9,200	2043		5	\$10,000		
	_	-	, Extent : Moderate		ffected: 5%				
			Offices At 1st Floo Extent : Moderate, A		noted . 50/				
		ieiraiion, E i : Various		<i>irea А</i> јје	ciea : 5%				
			Offices		* *	1.0	**		
Exposed Struc: Steel	10%			LIFE		10	\$16,000		
Gypsum Board	20%		#0.700	LIFE	* *	5-10	\$54,900		
Plaster		Now	\$9,500	LIFE		5	\$20,000		
		Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Various Offices And Turrent At 6th Floor							
			Extent : Moderate, A			:4 Cl			
G' ₄ E 1	Location	i . Conecu	ons Areas (Various	г 100rs),	Aninropology, Fa	ini Snop			
Site Enclosure Fence/Gates									
Iron Picket	95%			2050	* *				
Holl Ficket			Extent : Moderate,		Factad : 10%				
		ieu Finish, i : Through		217 cu 2195	recied . 1070				
M Ei-1d-t				2040	* *				
Masonry: Fieldstone		Now	\$200 d, Extent : Moderat	2040					
		r Miss/Ero i : Through		e, Area 1	Affectea : 10%				
D. 4. 1. 1 W. 11.	Locuitor	i . Through	ioui						
Retaining Walls Cast in Place Concrete	100%			2050	* *				
Site Pavements	100%			2030					
Public Sidewalk									
Public Sidewalk Pavers/Stone	100%			2033	* *				
On-Site Walkways	10070			2033					
Pavers/Stone	100%			2033	* *				
Parking/Driveway	10070			2033					
Parking/Driveway Pavers/Stone	100%			2033	* *				
1 avers/stone	10070			2033					

Electrical	Current Repair	Future Re	placement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	-				
Service Equipment						
Molded Case Bkrs	100%	2040	* *	5	\$2,100	
	Other Observation, Extent : Light, Are	ea Affected : 10	0%			
	Location : Basement					
	Explanation : Building 6 Is Supplied	l From Building	g 3.			
Switchgear / Switchboard						
Molded Case Bkrs	60%	2040	* *	5	\$1,300	
Molded Case Bkrs	40%	2030	\$22,200	5	\$800	

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

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

Asset #: 2310

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	70%		542,500	1		
Conduit	30%	2040	* *	1		
Panelboards						
Molded Case Bkrs	60%	2038	* *	5	\$1,300	
Molded Case Bkrs	40%	2029	517,000	5	\$800	
Wiring						
Braided Cloth	40%		\$22,800	1		
Thermoplastic	60%	2040	* *	1		
Motor Controllers	4007	2025		_	**	
Locally Mounted	40%	2035	**	5	\$200	
Locally Mounted	60%	2028 \$1	24,800	5	\$300	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Lighting						
Interior Lighting	200/	2025	200	10	¢22.000	
Fluorescent	30% T-12 Lamps And Fixtures, Extent : Lig Location : 1st, 3rd, 4th Floor, Attic		588,200 100%	10	\$22,000	
Fluorescent	60% T-8 Lamps And Fixtures, Extent: Light Location: 1st, 2nd, 3rd, 4th, 5th, 6th	t, Area Affected : 1		10	\$44,100	
LED	10%	2038	* *			
LLD	Other Observation, Extent : Light, Are Location : Basement Explanation : LED Fixtures Installed	ea Affected : 100%				
Egress Lighting						
Emergency, Battery	40%	2025	849,000	10	\$7,700	
Exit, LED	60%	2045	**	1	4.,,	
Alarm						
Security System						
No Component	40%					
Generic	60%	2025 \$1	64,900	1	\$17,900	
Fire/Smoke Detection					•	
No Component	60%					
Generic, Analog	40%	2025 \$3	376,300	1-3	\$20,300	
, ,	Other Observation, Extent : Light, Are Location : Throughout Section	ea Affected : 100%				
	Explanation: The Main Fire Alarm	ranei is Located In	section 3	в ваѕете	nı.	

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

Heating

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

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

Asset #: 2310

Mechanical	Current Repair	Future Replacement	Maiı	ntenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle I (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2033 **	5	\$4,800	
	Other Observation, Extent: Light, Area Location: Sixth Floor Mechanical Ro Explanation: Pressure Relief Valve S	oom			
Distribution Steam Piping/Pump	50% 0-2 \$188,100 Other Observation, Extent: Severe, Ar Location: Throughout Explanation: Deteriorating Steam A		a		
Steam Piping/Pump	50% On Extended Life, Extent: Moderate, A Location: Throughout	2030 \$188,100	8		
Terminal Devices Air Handler Convector/Radiator	30% 60% On Extended Life, Extent : Moderate, A Location : Throughout	2030 \$358,900 2028 \$273,300 Area Affected : 100%	1 1	\$14,900 \$15,500	
Convector/Radiator	10% 0-2 \$45,600 Malfunctioning, Extent : Moderate, Ard Location : Throughout, Defective Stea		1	\$2,300	
Air Conditioning					
Energy Source Electricity No Component	70% 30%	2046 **	1		
	Other Observation, Extent : Light, Area Location : Section 17 Explanation : Chilled Water Plant	a Affected : 0%			
Conversion Equipment					
Split Unit Split Unit	40% 5% 0-2 \$90,800 Malfunctioning, Extent: Severe, Area A Location: 1st Floor Offices	2030 \$726,500 2040 ** Affected: 30%			
Window/Wall Unit No Component	15% 40%	2025 \$26,600	1		
Distribution CW & CHW Wtr Pipe/Pump	30%	2040 **	4	\$1,200	
	Other Observation, Extent : Light, Area Location : Section 17 Explanation : Piping Only, Chilled W		Idina Evon	The Control	
	Explanation : Piping Only, Chillea W Chiller Plant In Section 17	ater is rumpea 10 ints But	iuing From	ine Central	
Ductwork/Diffusers	70%	LIFE **	2	\$91,100	

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

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

Asset #: 2310

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices Air Handler/Dir Expansion	50%	0-2	\$142,700	2030	\$285,400	1		
Expansion		-	tent : Moderate, A at And Attic	rea Affec	eted : 100%			
			Extent : Severe, Are at And Attic	a Affecte	ed : 100%			
	Explana	tion : Malfi	ınctioning					
Air Handler/Cool/Ht No Component	30% 20%			2030	\$171,800	1	\$14,900	
Heat Rejection								
Air Cooled Condenser Unit	50%	0-2	\$25,700	2030	\$51,500	2	\$22,300	
	Other Obs Location		Extent : Severe, Are	a Affecte	ed : 100%			
	Explana	tion : Malfi	ınctioning And On	Extende	d Life			
No Component	50%							
Dehumidifier								
No Component	70%							
Generic	30%			2028				
			Extent : Light, Area	Affected	! : 30%			
			Fan Rooms					
	Explana Cycle	tion: The A	ir Handling Units	Have Th	e Capability To Pe	erform A	Dehumidification	
Ventilation								
Distribution	1000/					2.5	450 500	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	
Exhaust Fans	200/	Now	\$24,200	2030	¢242.200	2	\$1,600	
Interior			\$24,200 ere, Area Affected :		\$242,200	2	\$1,000	
			re, Area Ajjeciea . r Toilet Exhaust	10/0				
Roof	20%	. 5111 1 100	1 Tottet Extiaust	2025	\$28,300	2	\$500	
1001	2070			2023	\$28,300		\$300	
Dlumbing								
Plumbing H/C Water Piping								
H/C Water Piping	100%			2028	\$373.300	1		
	100% On Extend	led Life, Ex	tent : Moderate, A	2028 rea Affec	\$373,300 eted: 100%	1		
H/C Water Piping	On Extend	led Life, Ex : Through	tent : Moderate, A			1		
H/C Water Piping Galvanized Steel	On Extend	-				1		
H/C Water Piping	On Extend	-				1 4	\$7,900	
H/C Water Piping Galvanized Steel HW Heat Exchanger	On Extend Location	-		rea Affec	eted : 100%		\$7,900	
H/C Water Piping Galvanized Steel HW Heat Exchanger Steam Fired	On Extend Location 100%	: Through	out	2040 LIFE	***		\$7,900	
H/C Water Piping Galvanized Steel HW Heat Exchanger Steam Fired Sanitary Piping	On Extend Location 100% 100% On Extend	: Through	out tent : Moderate, A	2040 LIFE	***	4	\$7,900	

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

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

Asset #: 2310

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	80%	LIFE **	1	
	On Extended Life, Extent : Moderat	te, Area Affected : 100%		
	Location: Throughout			
Cast Iron	20% 0-2 \$35,50	00 LIFE **	1	
	Corroded, Extent : Moderate, Area	Affected: 20%		
	Location : Basement, Heavy Inter-	nal Storm Drain Pipe Corrosio	n Reported. The Internal	
	Corrosion Is Creating Flow Capa	city Issues During Periods Of I	Heavy Down Pour	
Fixtures				
Generic	100%			
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location : Roof			
	Explanation: Abandoned Domest	ic Water Roof Tank Needs To E	Be Removed	
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, A			
	Location: One Unit From Baseme		om Anthropology 4th To 6M	
	Explanation: 2 Units, No 6 And 6	ia .		
Fire Suppression				
Standpipe				
Generic	100%	2040 **	1-5 \$40,400	
Sprinkler				
No Component	70%			
Generic	30%	2040 **	1-2 \$6,700	
	Other Observation, Extent : Light, A			
	Location: Basement, 4th, 4m Floo			
	Explanation : Limited To Newer F	Floors And Basement		

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

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

Page: 151

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

Area Sq Ft : 40,955 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2018 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,Att

Block : 1130 Lot : 1 BIN : 1083846

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

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



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

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

Asset #: 2311

rchitecture	Current R	epair	Future	Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior							
Exterior Walls Masonry: Brick	80% Now Efflorescence, Extent	\$181,800	LIFE	**	5	\$17,700	
	Location : West Fac	ade					
	Jnt Mortar Miss/Erod Location : North Fac Misaligned/Bulging, E	cade And Ground Extent : Severe, Ar	Level Tun	nel South Side			
	Location : North Fac		1 <i>CC</i> 4-1	. 200/			
	Water Penetration, Ex Location: West Win		а Ајјестеа	: 20%			
Masonry: Granite	15%		LIFE	* *	5	\$5,000	
Stucco Cement Windows	5%		2035	* *	5	\$2,800	
Wood	100% Now Air Infiltration, Extend Location: West Fac		2055 a Affected	* *	5	\$5,400	
	Deteriorated Finish, E Location : West Fac		Area Affe	cted : 50%			
	Split/Cracked, Extent Location : West Fac		Affected :	50%			
Parapets	25%		2050	* *	_	¢2,000	
Copper/Terne Masonry: Brick	70% Now Jnt Mortar Miss/Erod	\$11,500 Extent : Modera	LIFE	* * ffected : 50%	5 5	\$3,000 \$1,800	
	Location : Througho						
	Water Penetration, Ex Location : Througho		Area Affec	ted : 10%			
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,600	
Roof	15% Now	\$119,100	2040	* *			
Built-Up (BUR)	Water Penetration, Ex Location: West Win Worn/Eroded, Extent Location: West Win	tent : Moderate, 2 g Of 7a : Severe, Area Aff	Area Affec	ted : 10%			
Copper/Terne	75% 0-2 Corrosion/Rusting, Ex Location: At Crown			* * ted : 20%			
	Ponding, Extent: Mod Location: Adjacent	lerate, Area Affec					
Modified Bitumen Skylight, Metal/Glass	5% 5% Now	\$86,400	2030 2040	\$39,700 * *	10	\$2,600	
ony ngne, meun olass	Cracking/Crumbling, Location: Througho	Extent : Moderate		ected : 25%			
	Water Penetration, Ex Location: Througho	tent : Moderate, 2	Area Affec	ted : 10%			

Interior

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

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

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

Asset #: 2311

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors			** ** * * * * * * * *	• • • •	***		446000	
Carpet	Punct/Tea Location Worn/Ero	n : 1st Flooi ded, Extent	\$44,400 amage, Extent : Mo r Corridor Of 7a : Moderate, Area . r Corridor Of 7a			3	\$46,000	
Terrazzo	15%			LIFE	* *	5	\$14,400	
Vinyl Tile	30%		\$88,700	2030	\$177,400	3	\$6,900	
	Location Worn/Ero	ı : Mezzanii ded, Extent	Extent : Light, Aro ne Corridor Of 7a : Moderate, Area . ne Corridor Of 7a					
Wood	5%			2045	* *	5	\$5,700	
Interior Walls							·	
Gypsum Board	20%			LIFE	* *	5-10	\$16,600	
Plaster		Now	\$12,200	LIFE	* *	5	\$8,000	
TABLET	Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Mezzanine Corridor Of 7a Water Penetration, Extent: Moderate, Area Affected: 10% Location: Mezzanine Corridor Of 7a							
Plaster	25%			LIFE	* *	5-10	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	5%			2043	* *	5	\$3,100	
Gypsum Board	15%			LIFE	* *	5-10	\$31,600	
Plaster		Now	\$22,800	LIFE	* *	5	\$19,200	
	Location Water Per	i : Mezzanii netration, E	Extent: Moderate ne Corridor Of 7a xtent: Moderate, 2 ne Corridor Of 7a	·	-			
Plaster	30%			LIFE	* *	5-10	\$31,600	

lectrical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2040	* *	5	\$1,100	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location: Basement					
	Explanation: This Section Is Supplie	d From Sec	ction 17 (81st Stre	et Servic	e).	
Transformers						
Dry Type	100%	2035	* *	5	\$200	
Switchgear / Switchboard						
Fused Disc Sw	40%	2030	\$22,200	5	\$100	
Molded Case Bkrs	60%	2040	* *	5	\$600	

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

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

Asset #: 2311

Electrical		Current Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
		ervation, Extent : Light, Area	Affected	l : 100%				
		: Throughout The Section						
	Explana	tion : Main Fire Alarm Panel	Is Locat	ed In Section 3.				

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

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

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

Asset #: 2311

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution	500/ 0.2	2060	* *			
Steam Piping/Pump	50% 0-2 \$96,200 Other Observation, Extent : Severe, A					
	Location: Throughout	геи Ајјестеи	. 100/0			
	Explanation: Deteriorating Steam A	and Condens	ate Return Pinin	Gerroe	led	
Steam Piping/Pump	50% 4+ \$48,100		**	5 001100		
Steam 1 iping/1 amp	On Extended Life, Extent : Moderate,		d: 100%			
	Location : Throughout					
Terminal Devices						
Air Handler	100%	2030	\$612,100	1	\$25,300	
Air Conditioning						
Distribution	1000/	20.50	ماد ماد		Φ2 000	
CW & CHW Wtr	100%	2050	* *	4	\$3,000	
Pipe/Pump	Other Observation, Extent : Light, Are	og Affected :	100%			
	Location: Section 17	еи Аујескеи .	100/0			
	Explanation: Piping Only, Chilled	Water Is Pum	nped To This Bui	lding Fre	om The Central	
	Chiller Plant In Section 17		1	0		
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	10070	LIFE		2-3	\$30,200	
Interior	90%	2030	\$139,400	2	\$1,100	
	Other Observation, Extent : Light, Are			_	4-,	
	Location : Throughout					
	Explanation: Most Of Ventilation C	Occurs Throug	gh Air Handlers			
Roof	10%	2030	\$7,200	2	\$100	
Plumbing						
H/C Water Piping			de de			
Galvanized Steel	20% 0-2 \$38,200		* *	1		
	Corroded, Extent : Moderate, Area Aj Location : At Or Near Points Of Use	-		Dining I	Panartad Tha	
	Internal Corrosion Is Creating Wate			ı ıpıng ı	xeportea. The	
Galvanized Steel	80%	2028	\$152,800	1		
	On Extended Life, Extent : Moderate,			-		
	Location : Throughout					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate,	Area Affecte	d: 100%			
	Location: Basement					

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

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

Asset #: 2311

Mechanical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	70%		LIFE	* *	1		
	On Extended Life, E	Extent : Moderate, A	rea Affecte	ed : 100%			
	Location : Throug	hout					
Cast Iron	30% 0-2	\$27,200	LIFE	* *	1		
	Corroded, Extent : S						
		ent, Heavy Internal S		in Pipe Corrosion	Reporte	ed. The Internal	
		ting Flow Capacity					
Sump Pump(s)							
Submersible	100%		2021	\$1,500	4	\$1,300	
Fixtures							
Generic	100%						
	Obsolete Fixtures, I	Extent : Severe, Area	Affected :	100%			
	Location : Toilet I	Rooms					
Fire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$20,700	
Sprinkler							
Generic	100%		2056	* *	1-2	\$11,500	

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

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

Page: 157

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

Area Sq Ft : 89,563 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,4,6,Mez

Block : 1130 Lot : 1 BIN : 1083846

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

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



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

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

Asset #: 2312

Architecture	Current Repair	Future Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls								
Copper/Terne	5%	2050 **	10	\$9,100				
Masonry: Brick	20% Now \$159,300	LIFE **	5	\$15,500				
	Jnt Mortar Miss/Erod, Extent : Moderd Location : North And East Facade	ate, Area Affected : 50%						
	Water Penetration, Extent : Moderate, Location : North And East Facade	Area Affected : 10%						
Masonry: Brick	25%	LIFE **	5	\$38,800				
Masonry: Granite	50% Now \$530,600	LIFE **	5	\$29,100				
·	Jnt Mortar Miss/Erod, Extent: Moderd Location: West Facade, East Facade Water Penetration, Extent: Moderate, Location: West Facade, East Facade	e Area Affected : 5%		·				
Windows								
Wood	100% Now \$995,000 Air Infiltration, Extent: Severe, Area A Location: Throughout		5	\$116,600				
	Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Throughout							
	Thermally Inefficient, Extent : Moderal Location : Throughout	te, Area Affected : 50%						
	Split/Cracked, Extent : Moderate, Area Location : Throughout	Affected: 50%						
Parapets								
Copper/Terne	5% Other Observation, Extent : Light, Area Location : Section 8a	•	5	\$400				
	Explanation: Parapet Located On 8a	a Only						
Masonry: Brick	10% Other Observation, Extent: Light, Area Location: Section 8a Explanation: Parapet Located On 8a	•	5-10	\$1,000				
N. C.		ı Oniy						
No Component	85%							

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

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

Asset #: 2312

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof	5%	2035 **	: 10	\$2,000	
Built-Up (BUR)	Other Observation, Extent: Moderate, Location: Throughout Explanation: Roof Of 8a		10	\$2,000	
Slate	75% Now \$728,300 Broken/Missing Elements, Extent: Seve Location: Throughout	LIFE ** ere, Area Affected : 20%	•		1
	Cracking/Crumbling, Extent : Moderate Location : Throughout				
	Loose/Miss Fasteners, Extent: Severe, Location: Throughout				
	Loose Units, Extent : Moderate, Area A Location : Throughout Worn/Eroded, Extent : Severe, Area Aff	-			
	Location : Throughout				
	Other Observation, Extent: Severe, Are Location: Throughout	-		·	
	Explanation: Roof Over 100 Years O				
Sloped Glazing	20% Now \$536,900 Water Penetration, Extent : Severe, Are Location : Various	LIFE	5	\$107,800	
Soffits					
Metal Panel	100% Other Observation, Extent: Light, Area Location: Loading Dock Explanation: Loading Dock Canopy	2050 ** a Affected : 100%	5-10		
nterior					
Floors					
Carpet	40% Now \$155,300 Punct/Tear/Impact Damage, Extent: M Location: Margaret Mead Hall, Mete Worn/Eroded, Extent: Severe, Area Aff Location: Margaret Mead Hall, Mete Wrinkling, Extent: Moderate, Area Affe Location: Margaret Mead Hall, Office	eorite Exhibit Hall fected : 80% corite Exhibit Hall, Offices ected : 40%	%	\$80,400	
Cast in Place Concrete	14%	LIFE **	3	\$82,100	
Ceramic Tile	6%	2039 **	5	\$8,000	
Mosaic Tile	10% 0-2 \$68,300 Cracking/Crumbling, Extent: Light, Ar Location: 6th Floor	2033	5	\$16,800	
Slate	5%	LIFE **	5	\$14,200	
Terrazzo	15%	LIFE **		\$31,400	
Vinyl Tile	10% Worn/Eroded, Extent : Moderate, Area Location : Offices	2030 \$129,400 Affected: 20%	3	\$6,700	

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

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

Asset #: 2312

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	50% Now Diagonal Cracks, Ex Location: Sixth Flo Water Penetration, E Location: Under S	oor Offices Extent : Moderate, A			5	\$37,000	
Masonry: Brick	10% Now Paint Peeling, Extent Location: Basemer Spalling, Extent: Mo Location: Basemer Water Penetration, E Location: Basemer	nt Shops oderate, Area Affect nt Shops Extent: Moderate, 2	ted : 10%	6			
Plaster	20% Now Broken/Missing Elen Location: Around a Cracking/Crumbling Location: Through Basement Water Penetration, E Location: Through Door	Door To Roof , Extent : Severe, A out Offices And Co Extent : Severe, Are	rea Affec llection a Affecte	cted : 20% Storage Areas, At I d : 20%			
Under Construction	20% Other Observation, E Location: 1st Floo Explanation: Unde	r And Basement	Affected	! : 0%			

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

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

Asset #: 2312

Architecture	Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	22%			2043	* *	5	\$29,500	
AcousTileSusp.Lay-In		Now	\$16,000	2043	**	5	\$8,700	
		-	ents, Extent : Mod	lerate, Ar	ea Affected : 10%			
		: 4th Floo		1 100	. 1 . 50/			
			xtent : Moderate, 2	Area Affe	cted: 5%			
		: 4th Floo						
Exposed Concrete	10%		\$49,000	LIFE	* *	5	\$2,100	
	-	_	Extent : Moderate	e, Area A	ffected : 10%			
	Location			,	1.00			
	-	-	ent, Extent : Moder	rate, Area	a Affected : 5%			
	Location		1	. 1 100	,			
			derate, Area Affec	ted : 10%	Ó			
	Location			1 100	. 1 100/			
	Water Pen Location		xtent : Moderate, 2	Area Affe	cted : 10%			
Gypsum Board	15%			LIFE	* *	5-10	\$69,100	
Plaster	40%	Now	\$79,900	LIFE	* *	5	\$33,500	
	Cracking/0	Crumbling,	Extent: Moderate	e, Area A	ffected : 10%			
	Location: Throughout Offices, Collection Storage Areas, Skylights And Roof Door,							
	Basement Water Penetration, Extent : Moderate, Area Affected : 10%							
						1 1 D	(D	
a: F. I	Location	: Through	out Offices, Collec	tion Stor	age Areas, Skyligh	its And R	oof Door	
Site Enclosure								
Fence/Gates Iron Picket	100%	4+	\$3,400	2050	* *			
Holl I leket		-	35,400 Extent : Light, Area		. 10%			
		: Through	-	Пусстей	. 1070			
Retaining Walls	Locuiton	. Imougn						
Masonry: Brick	10%			2040	* *			
Masonry: Fieldstone	90%			2050	* *			
Site Pavements	,,,,							
Public Sidewalk								
Pavers/Stone	100%			2033	* *			
On-Site Walkways								
Pavers/Stone	100%			2033	* *			
Parking/Driveway								
Cast in Place Concrete	10%			2043	* *			
Pavers/Stone	90%			2033	* *			

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

Under 600 Volts

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

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

Asset #: 2312

Electrical		Current Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2030	\$29,400	5	\$300	
		servation, Extent : Light, Area	Affected	: 100%			
		i : Basement		1 77 9	T .	11 0 .: 2	
M II I C DI		tion : This Section Is Supplied					
Molded Case Bkrs	30%		2030	\$12,600	5	\$700	
Switchgear / Switchboard Molded Case Bkrs	100%		2020	\$55.500	5	\$2,400	
	100%		2030	\$55,500	5	\$2,400	
Raceway Conduit	70%		2030	\$42,500	1		
Conduit	30%		2040	\$ 4 2,300 **	1		
Panelboards	3070		2040		1		
Molded Case Bkrs	60%		2038	* *	5	\$1,400	
Molded Case Bkrs	40%		2029	\$17,000	5	\$900	
Wiring				4-7,000		4,,,,	
Braided Cloth	60%		2029	\$34,300	1		
Thermoplastic	40%		2040	* *	1		
Motor Controllers							
Locally Mounted	70%		2028	\$145,600	5	\$400	
Locally Mounted	30%		2035	* *	5	\$200	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting	700/		2020	¢220, 200	10	¢57.500	
Fluorescent LED	70% 15%		2030 2038	\$230,300	10	\$57,500	
LED		servation, Extent : Light, Area					
		ı : Basement	Пуссиси	. 100/0			
		tion : LED Fixtures Were Inst	alled In	2017			
No Component	15%			2017.			
No Component		servation, Extent : Light, Area	Affected	1 · 0%			
		ı : First Floor, Basement	-95				
		tion : Portion Of The Section	Is Under	Construction.			
Egress Lighting		, and the second					
Emergency, Battery	60%		2030	\$82,300	10	\$13,000	
Exit, LED	40%		2045	* *	1		
Alarm							
Security System							
No Component	60%		• • • •		,		
Generic	40%		2025	\$123,000	1	\$13,400	
Fire/Smoke Detection	700 1						
No Component	60%		2025	Φ 421 100	1.2	#22.70 0	
Generic, Analog	40%		2025	\$421,100	1-3	\$22,700	
		servation, Extent : Light, Area 1 : Throughout Section	Ајјестеа	. 100/0			
		i : Inrougnoui Section tion : The Main Fire Alarm Po	anel Ic I .	ocated In Section 3	Rasama	nt	
	Блріини	non . The main Pire Alarm F	unei 15 L	ocatea in Section 5	Duseille	111.	

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

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

Asset #: 2312

Mechanical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY		Cycle (Yrs)	Estimated Cost	Priority	
eating							
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2033	* *	5	\$5,300		
	Other Observation, Extent: Light, Area Location: Basement, 2nd And 4th Flo Explanation: Two On 2nd Floor, Two	ors	n 4th F	loor			
Distribution							
Steam Piping/Pump	50% 0-2 \$210,500 Other Observation, Extent: Severe, Are Location: Throughout Explanation: Deteriorating Steam An		* * Pining				
Steam Piping/Pump	50% 4+ \$105,200 On Extended Life, Extent : Moderate, A Location : Throughout	2040	**				
Terminal Devices Convector/Radiator	30% Now \$7,600 On Extended Life, Extent : Moderate, A Location : Throughout	2028 \$152, rea Affected : 100%	,900	1	\$7,800		
Convector/Radiator	10% 0-2 \$51,000 Malfunctioning, Extent : Moderate, Are Location : Throughout, Defective Stea		* * sate Fla	1 ash Tan	\$2,600		
Not Accessible	60%						
ir Conditioning							
Energy Source Electricity No Component	30% 70%	2046	* *	1			
•	Other Observation, Extent : Light, Area Location : Section 17 Explanation : Chilled Water Plant	Affected : 0%					
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%	2028 \$101,	,200	2	\$300		
	Other Observation, Extent : Light, Area Location : Basement Explanation : Basement	Affected : 100%					
Split Unit	5%	2030 \$101.	,600				
Window/Wall Unit	30% 0-2 \$11,900 Malfunctioning, Extent : Moderate, Are Location : Various Offices, Multiple M			1 efects			
No Component	60% Other Observation, Extent: Light, Area Location: Section 17 Explanation: Chilled Water Is Suppli Section 17		rom The	e Centr	ral Chiller Plant In		

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

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

Asset #: 2312

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	70%	2050	* *	4	\$4,600		
	Other Observation, Extent	Light, Area Affected	: 5%				
	Location: Section 17						
	Explanation: Piping Onl Chiller Plant In Section 1		mped To This Buil	ding Fro	om The Central		
No Component	30%						
Terminal Devices Air Handler/Cool/Ht Not Accessible	70% 30%	2030	\$299,000	1	\$38,800		
Dehumidifier							
Generic	100%	2028	\$100				
	Other Observation, Extent	Light, Area Affected	: 100%				
	Location: Fan Rooms						
	Explanation : The Air Ha	ndling Units Have The	Capability To Pe	rform A	Dehumidification		
Ventilation	Cycle						
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+ On Extended Life, Extent : Location : Throughout	\$208,900 2035 Moderate, Area Affect	* * ed : 100%	1			
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures	1000/						
Generic	100%						
Fire Suppression							
Standpipe Generic	100%	2040	* *	1-5	\$45,200		
Sprinkler	10070	∠U 4 U		1-3	\$43,200		
No Component	85%						
Generic	15%	2040	* *	1-2	\$3,800		
	10/0	2010		. 4	Ψ5,000		

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

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

Page: 165

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

Area Sq Ft : 79,679 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Dec-2018 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6

Block : 1130 Lot : 1 BIN : 1083846

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$253,200	\$23,400	\$55,800	\$27,800
Importance Code A	\$5,500	\$800	\$11,200	
Importance Code B	\$192,100	\$22,600	\$44,600	\$27,800
Importance Code C	\$55,600			
Total	\$253,200	\$23,400	\$55,800	\$27,800



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

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

Asset #: 2313

rchitecture	Current Repair	Future Repla	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior							
Exterior Walls							
Copper/Terne	2%	2050	* *	10	\$5,200		
Masonry: Brick	40% Now \$76,500	LIFE	* *	5	\$44,700		
	Jnt Mortar Miss/Erod, Extent : Moder Location : West Facade	rate, Area Affected	: 25%				
Masonry: Granite	50% Now \$382,500	LIFE	* *	5	\$41,900		
-	Jnt Mortar Miss/Erod, Extent : Moder		: 50%				
	Location : West Facade, East Facad						
	Staining/Discoloring, Extent : Modera	ate, Area Affected :	5%				
	Location : West Facade						
Stucco Cement	8%	2043	* *	5	\$22,300		
	Recent Repair Evident, Extent : Light,	Area Affected : 10	0%				
	Location: North Gable End Wall						
Windows							
Aluminum	5%	2052	* *	5	\$1,500		
	Recent Installation, Extent : Light, Ard Location : Dormers	ea Affected : 100%					
Steel	75% Now \$1,566,700	2055	* *	5	\$144,900		
	Condensation Present, Extent: Moden	rate, Area Affected	: 10%				
	Location: Various						
	Corrosion/Rusting, Extent : Moderate	, Area Affected : 10	00%				
	Location: Throughout						
	Deteriorated Finish, Extent: Moderat	te, Area Affected : .	100%				
	Location: Throughout						
	Thermally Inefficient, Extent : Modero Location : Throughout	ate, Area Affected :	100%				
	Other Observation, Extent: Moderate	, Area Affected : 10	00%				
	Location: Throughout						
	Explanation: Long Past Rated Life						
Wood	20% Now \$196,900	2055	* *	5	\$30,900		
	Air Infiltration, Extent : Moderate, Ar			-	420,500		
	Location : Throughout	33					
	Deteriorated Finish, Extent : Moderat	te, Area Affected : .	100%				
	Location : Throughout	. 33					
	Split/Cracked, Extent : Moderate, Are	a Affected : 50%					
	Location: Throughout	<i>JJ</i>					
Parapets	-						
Masonry: Granite	50%	LIFE	* *	5-10			
Stucco Cement	50%	2043	* *	5			

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

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

Asset #: 2313

Architecture		Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%			2045	* *	10	\$9,300	
		l/Dented, Ext 1 : Througho	tent : Moderate, A ut	rea Affec	eted : 20%			
Roll Roofing	5%	ı		2031	* *	5	\$6,200	
		stallation, Ex 1 : Dormer R	xtent : Light, Area Roofs	Affected	' : 100%			
Slate	90%	Now	\$1,602,900	LIFE	* *			
	Location Loose/Mis Location	n : Througho ss Fasteners, n : Througho	Extent : Modera	e, Area A	Affected : 50%			
	Location	ı: Througho	ut					
	Explana	tion : Roof I	s 130 Years Old.	Long Pas	t Rated Life.			
nterior Floors								
Cast in Place Concrete	10%	ı		LIFE	* *	5	\$52,200	
Mosaic Tile	10%	1		2035	* *	5	\$29,800	
	Location	ı : Various	ctent : Moderate, . ic Minton Tile	Area Affe	ected : 100%			
Mosaic Tile	15%	ı		2035	* *	5	\$44,700	
Terrazzo	25%	ı		LIFE	* *	5	\$46,600	
Vinyl Tile	10%	ı		2030	\$115,100	3	\$6,000	
Vinyl Tile 9" X 9"	20%	ı		2025	\$298,200	3	\$11,900	
-		ded, Extent . n : 5th And 6	: Moderate, Area th Floor	Affected .	: 100%		•	
Wood	10%			2045	* *	5	\$22,400	

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

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

Asset #: 2313

rchitecture	Current Repair		Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls								
Cast in Place Concrete		Now	\$55,600	LIFE	* *			
		ım Surface, Ex			fected : 10%			
		: Fan Room In						
		etration, Exten			ted : 10%			
	Location	: Sub-basemen	t Fan Room A	rea				
Concrete Masonry Unit	7%			LIFE	* *	5	\$8,700	
Glass: Single Pane	3%			LIFE	* *	5	\$7,000	
		ervation, Exten	t : Light, Area	Affected :	100%			
		: Throughout						
	Explanati	ion : Hall Of B	iodiversity					
Gypsum Board	15%			LIFE	* *	5-10	\$39,500	
Metal Panel	3%			LIFE	* *	10	\$2,100	
		ervation, Exten			100%			
		: Third Floor						
	Explanati	ion : Sliding P	anels Covering	g Windows	•			
Plaster	-	Now	\$34,600	LIFE	* *	5	\$22,800	
	_	Crumbling, Ext			ected : 5%			
		: 6th Floor Of						
		etration, Exten			ted : 5%			
	Location	: 6th Floor Of	fices Under Do	ormers				
Plaster	5%	Now	\$2,400	LIFE	* *	5	\$2,300	
	Other Obse	ervation, Exten	t : Moderate, 2	Area Affec	ted : 100%			
	Location	: Exhibit Area	S					
	Explanati	ion : Columns	And Decoration	ons				
Plywood/Hardboard	10%			LIFE	* *	10	\$1,500	
	Other Obse	ervation, Exten	t : Light, Area	Affected :	100%			
	Location	: Third Floor	Exhibition Are	а				
	Explanati	ion : Applied A	ggregate Finis	sh				
Wood	3%			LIFE	* *	5	\$37,200	
	Other Obse	ervation, Exten	t : Moderate, 2	Area Affec	ted : 100%			
	Location	: Second Floor	r Exhibit Area					
	Explanati	ion : Column I	Decorations An	nd Panelin	g			

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

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

Asset #: 2313

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2043	* *	5	\$17,900	
AcousTileConcealSpLn	10%			2043	* *	5	\$14,900	
AcousTileSusp.Lay-In	3%		***	2035	* *	5	\$3,600	
Exposed Concrete	5%		\$21,800	LIFE	**	5	\$900	
			xtent : Moderate, A		ected: 5%			
		: Sub-base	ement Air Handler					
Gypsum Board	19%			LIFE	* *	5-10	\$77,900	
Metal Panel	8%			LIFE	* *	5	\$23,900	
Plaster		Now	\$62,200	LIFE	* *	5	\$26,100	
			e, Extent : Moderat		Affected : 10%			
			r Offices At Dorme					
			xtent : Moderate, A	1rea Affe	ected : 10%			
	Location	: Various	6th Floor Offices					
Plaster	5%			LIFE	* *	5-10	\$10,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
On-Site Walkways	0.507			2025	* *			
Cast in Place Concrete	85%			2035				
			Extent : Light, Area	Affected	! : 100%			
		: East Sid		F.1	CI I			
		tion: This	Is Actually An Area					
Metal	15%		_	2040	* *	1-3		
			Extent : Light, Area	Affected	! : 100%			
		-	On East Side					
	Explana	tion : Meta	l Access Stair					

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Transformers						
Dry Type	100%	2035	* *	5	\$300	
	Other Observation, Extent : Light, Area	a Affected : 100	%			
	Location: Sub Basement					
	Explanation: 75 Kilovolt-ampere					
Switchgear / Switchboard	•					
Fused Disc Sw	100%	2040	* *	5	\$300	
	Other Observation, Extent : Light, Area	a Affected : 100	%		·	
	Location : Sub Basement					
	Explanation: Three 600 And Two 400	0 Ampere Main	Switches			

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

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

Asset #: 2313

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2040	* *	1		
Panelboards						
Molded Case Bkrs	100%	2029	\$42,400	5	\$2,100	
Wiring Braided Cloth	90% 4+ On Extended Life, Extent : M Location : Throughout	\$30,800 2055 Toderate, Area Affect	* * ted : 100%	1		
Thermoplastic	10%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$500	
Lighting						
Interior Lighting	000/	2020	#2 < 2 . 4 0 0	1.0	A (7 000	
Fluorescent	90% Compact Fluorescent Light, I Location : Throughout T-8 Lamps And Fixtures, Ext	C		10	\$65,800	
	Location: Throughout					
LED	10%	2035	* *			
Egress Lighting						
Emergency, Service	50%	2030	\$22,200	1		
Exit, Service	50%	2030	\$12,200	1		
Exterior Lighting					4	
Fluorescent	20%	2030	\$58,000	10	\$1,500	
No Component	80%					
Alarm Security System						
Generic	100%	2035	* *	1	\$29,800	
Generic	Other Observation, Extent : I		: 100%	1	\$27,000	
	Location : Throughout					
	Explanation : Fed From Co	ommand Center In B	uilding 12			
Fire/Smoke Detection	*	·				
No Component	20%					
Generic, Digital	80%	2035	* *	1-3	\$39,300	
. 2	Other Observation, Extent : I	Light, Area Affected	: 100%		•	
	Location : Throughout					
	Explanation : Fed From Fi	re Command Center	In Building 12			

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

Heating

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

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

Asset #: 2313

Mechanical	Current Repair	Future	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100% Other Observation, Extent: Light, Area Location: Sub-basement Explanation: Main District Steam Sup			1 um		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2026	\$56,100	5	\$4,700	
	Other Observation, Extent : Light, Area Location : Sub-basement					
D'at 'last'	Explanation : High Pressure Steam To) Medium	Pressure			
Distribution Central Plant Steam Piping/Pmp	20%	2040	* *	4	\$800	
Steam Piping/Pump	50% 4+ \$93,600 On Extended Life, Extent : Moderate, A Location : Throughout	2040 rea Affect	* * ted : 100%			
Steam Piping/Pump	30% 0-2 \$112,300 Other Observation, Extent: Severe, Are Location: Throughout Explanation: Original To Building	2060 ea Affected	* * d : 100%			
Terminal Devices						
Convector/Radiator	20% 0-2 \$90,700 Malfunctioning, Extent : Severe, Area A Location : Throughout, Defective Stea		* *	1	\$4,600	
Convector/Radiator	5% 4+ \$11,300 On Extended Life, Extent : Moderate, A Location : Throughout 5th And 6th Flo		** ted : 100%	1	\$1,200	
No Component	75%					
Air Conditioning						
Energy Source	2007	2016	* *			
Electricity	20%	2046	* *	1		
No Component	80% Other Observation, Extent : Light, Area Location : Section 17	Affected	: 0%			
	Explanation: Chilled Water Plant					
Conversion Equipment Window/Wall Unit	20%	2023	\$35,300	1		
No Component	80% Other Observation, Extent : Light, Area Location : Section 17	Affected	: 0%			
	Explanation : Chilled Water Is Supplie Section 17	ed To This	s Building From T	he Centr	ral Chiller Plant In	

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

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

Asset #: 2313

echanical	Cur	rent Repair	Future	Replacement	M	laintenance	
vstem Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning							
Distribution							
CW & CHW Wtr	80%		2040	* *	4	\$3,100	
Pipe/Pump			100 1	1000/			
	Location : Sec	on, Extent : Light, Area tion 17	а Ајјестеа :	100%			
			Zatou Ia Deu	unad Evan Tha C	Contral C	Unillan Dlant	
N. C.		Piping Only, Chilled W	ater is Pur	npea From The C	entrat C	niller Plant	
No Component	20%						
Terminal Devices	900/		2020	¢152.000	1	£20, 400	
Air Handler/Cool/Ht	80%		2030	\$152,000	1	\$39,400	
No Component	20%						
entilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$70,300	
	100%		LIFE		2-3	\$70,300	
Exhaust Fans Roof	100%		2025	\$140,600	2	\$2,400	
ımbing	10070		2023	\$140,000		\$2,400	
H/C Water Piping							
Galvanized Steel	30% 0-	2 \$111,500	2050	* *	1		
Garvanized Steel		at : Severe, Area Affecte			1		
		and Near Points Of Use		ternally Corrode	d Pining	Reported The	
		sion Is Creating Water			a r iping	neported. The	
Galvanized Steel	70% 4		2035	* *	1		
		^f e, Extent : Moderate, A		ed : 100%			
	Location : Thr						
Water Heater		-					
Gas Fired	100%		2023	\$51,700	2	\$1,200	
Sanitary Piping							
Cast Iron	100% 4+	\$619,900	LIFE	* *	1		
	On Extended Lij	^f e, Extent : Moderate, A	lrea Affecto	ed : 100%			
	Location: Thr	oughout					
Storm Drain Piping							
Cast Iron	40% No	w \$70,600	LIFE	* *	1		
	Corroded, Exter	nt : Severe, Area Affecte	ed : 25%				
		-basement And Baseme					
		Internal Corrosion Is (Creating Fl	low Capacity Issu	es Durin	g Periods Of	
	Heavy Down H	our		di di			
Cast Iron	60%		LIFE	**	1		
	·	^c e, Extent : Moderate, A	irea Affecto	ea : 100%			
	Location : Thr	oughout					
Sump Pump(s)	1000/		2020	#12 000	A	#2.500	
Non-Submersible	100%		2030	\$12,900	4	\$2,500	
Backflow Preventer	1000/ 07	001.500	2040	* *	1	04.400	
Generic	100% 0-2		2040		1	\$4,400	
		on, Extent : Moderate,	Area Ајјес	ned : 100%			
	Location : Lov						
	Explanation:	Leaky Unit					

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

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

Page: 173

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

Asset #: 2313

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 100%	ó			
	Location: Basement To 7th Floor, B.	iodiversity				
	Explanation: 1 Unit, No 9					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$40,200	
Sprinkler						
No Component	90%					
Generic	10%	2040	* *	1-2	\$2,200	
	Other Observation, Extent : Light, Are	a Affected : 100%	ó			
	Location: Basement And Sub-basem	ent				
	Explanation: Source From Section 1	7				

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

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

Page: 174

\$7,700

\$40,700

\$48,400

FY 2023

\$3,300

\$59,200

\$62,500

Print Date: 16-Sep-2019 DEPARTMENT OF CULTURAL AFFAIRS - FY 2020

Asset Name : BRIC/ URBAN GLASS (STRAND)

Address : 647 FULTON ST.

EXPENSE

Importance Code A

Importance Code B

Importance Code C

Total

Borough : BROOKLYN Agency's Number : N/A

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

FY 2021

\$3,300

\$32,100

\$35,300

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

Total	\$35,300	\$31,600	\$62,500	\$48,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$12,300	\$25,800	\$40,500	\$37,300
Electrical	\$2,200	\$1,900	\$2,700	\$2,500
Interior Architecture	\$16,900		\$15,300	\$300
Exterior Architecture				\$4,300

FY 2022

\$3,300

\$28,400

\$31,600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRIC/ URBAN GLASS (STRAND)

Asset #: 14803

Architecture		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•		-				
Exterior Walls							
Cast Stone/Terra Cotta	25%		LIFE	* *	5	\$150,300	
Masonry: Brick	72%		LIFE	* *	5	\$55,400	
Window Wall	3%		2054	* *	5	\$8,700	
Windows							
Aluminum	100%		2050	* *	5	\$5,200	
Parapets							
Cast Stone/Terra Cotta	15%		LIFE	* *	5	\$13,800	
Masonry: Brick	85%		LIFE	* *	5	\$10,100	
Roof	<u> </u>						
Spray-on Foam	100%		2033	* *	5	\$123,800	
Soffits		<u> </u>	· · · · · · · · · · · · · · · · · · ·				
Cast in Place Concrete	80%		LIFE	* *	5		
Cast Stone/Terra Cotta	20%		LIFE	* *	5		
Interior							
Floors							
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	
Interior Walls							
Concrete Masonry Unit	25%		LIFE	* *	5	\$200	
Glass: Single Pane	5%		LIFE	* *	5	\$100	
Gypsum Board	55%		LIFE	* *	5	\$500	
Masonry: Brick	15%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	25%		2045	* *	5	\$22,300	
Exposed Concrete	15%	4+ \$9,000	LIFE	* *	5	\$2,100	
	-	einforcement, Extent : Ligh : Basement	t, Area Aff	ected : 2%			
		am Surface, Extent : Moder : Basement	ate, Area A	Affected : 2%			
Gypsum Board	60%		LIFE	* *	5	\$66,900	
Site Pavements						-	
Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			

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

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRIC/ URBAN GLASS (STRAND)

Asset #: 14803

Electrical	Cal Current Repair I		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw		ervation, Extent : Mo : Electrical Room	2054 oderate, Area Affe	* * cted : 100%	5	\$300	
		tion : One 800 Ampe For 2nd Floor, One			For 1st. I	Floor, Two 1,600	
Switchgear / Switchboard Fused Disc Sw	100%		2054	* *	5	\$300	
Raceway							
Conduit	100%		2054	* *	1		
Panelboards	-0.		• • • • •	d. d.	_	4400	
Fused Disc Sw	5%		2050	* *	5	\$100	
Molded Case Bkrs	95%		2053	* *	5	\$1,700	
Wiring	1000/		2054	* *	1		
Thermoplastic	100%		2054		1		
Motor Controllers	100/		2045	* *	5		
Locally Mounted Variable Frequency	10% 90%		2045 2045	* *	3		
Drive	90%		2043				
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,000	
Lighting							
Interior Lighting							
Fluorescent	45%		2036	* *	10	\$27,200	
	_	And Fixtures, Extent: Throughout The B		a Affected : 100%			
Fluorescent	40%		2036	* *	10	\$24,200	
		And Fixtures, Extent: Throughout The B		a Affected : 100%			
Incandescent	10%		2036	* *	2	\$100	
LED	5%		2036	* *			
Egress Lighting							
Emergency, Battery	60%		2036	* *	10	\$9,600	
Exit, LED	25%		2063	* *	1		
Exit, Service	15%		2036	* *	1		
Exterior Lighting							
HID	100%		2036	* *	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2036	* *	1	\$7,400	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2036	* *	1-3	\$12,600	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRIC/ URBAN GLASS (STRAND)

Asset #: 14803

Mechanical		Current Repair	Future Replacement Mainte		aintenance	enance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		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	
Air Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Ext Pkg Unit -	80%		2036	* *	2	\$3,200	
Heating/Cooling	• • • • •		• • • • •	ماد ماد			
Split Unit	20%		2036	* *			
Distribution	1000/			ماد ماد	•	#07.000	
Ductwork/Diffusers	100%		LIFE	* *	2	\$85,900	
Heat Rejection	200/		2026	ماد ماد	•	#0.200	
Air Cooled Condenser	20%		2036	* *	2	\$9,200	
Unit	000/		2022	* *	2	¢52 100	
Water Cooling Tower	80%		2032		2	\$53,100	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,800	
Exhaust Fans	10070		LIFE		2-3	\$30,800	
Interior	30%		2036	* *	2	\$600	
Roof	70%		2036	* *	2	\$1,400	
Plumbing	7070		2030			\$1,400	
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
HW Heat Exchanger	100/0		2034		1		
HTHW/HW	100%		2054	* *			
Sanitary Piping	10070		2007				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070						
Submersible	100%		2023	\$2,200	4	\$1,400	
Sewage Ejector(s)	-00/0			<i>\$</i> =,=30	•	¥1,.00	
Not Accessible	100%						
Backflow Preventer	10070						
Not Accessible	100%						
Fixtures	10070						
Generic	100%						
	-00/0						

Vertical Transport

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

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

Page: 178

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRIC/ URBAN GLASS (STRAND)

Asset #: 14803

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Liga	ht, Area Affected : 1009	%			
	Location: 1-3					
	Explanation: 1 Unit					
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	

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

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

Page: 179

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

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			
Total	\$55,700	\$4,900	\$1,100	\$13,900
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		
Total	\$55,700	\$4,900	\$1,100	\$13,900



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

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

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

Asset #: 3003

Architecture	Current Repair	Current Repair Future Replacement		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
xterior				
Exterior Walls				
Cast Stone/Terra Cotta	2% 4+ \$5,200		5 \$2,800	
	Broken/Missing Elements, Extent : Mo Location : Basement Window Sill Ea			
Cement-Fiber Panel	5% 4+ \$1,300			
	Staining/Discoloring, Extent: Modera Location: South Facade	ate, Area Affected : 20%		
Masonry: Brick	78% 4+ \$8,700	LIFE **	5 \$13,900	
·	Misaligned/Bulging, Extent: Moderat Location: North Facade By Entry Si			
	Recent Repair Evident, Extent : Light,	Area Affected : 20%		
	Location : North, South & West Face			
	Vertical Cracks, Extent : Moderate, A			
	Location: North Facade By Entry St			
Masonry: Fieldstone	10%	LIFE **	5 \$1,300	
Stucco Cement	5%	2042 **	5 \$2,200	
Windows	050/ 31 00 200	2045 **	σ	
Aluminum	95% Now \$9,300	2043	5 \$1,100	
	Ctrwt/Balnc Not Funct, Extent : Mode Location : Throughout			
Glass Block	5%	LIFE **	5 \$100	
Parapets	1000/			
Not Accessible	100%			
Roof Not Accessible	100%			
Not Accessible	Other Observation, Extent : Light, Are	ea Affected · 0%		
	Location:	ou Typecteu . 670		
	Explanation : Access Door Inoperab	ole		
terior				
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		3 \$300	
	Cracking/Crumbling, Extent: Modera Location: Second Floor File Room	ite, Area Affected : 10%		
Wood	35% 4+ \$10,300		5 \$2,800	
	Deteriorated Finish, Extent: Light, An Location: Throughout	rea Affected : 20%		
Interior Walls				
Ceramic Tile	5%	2032 **	5 \$400	
Masonry: Fieldstone	10%	LIFE **		
Plaster	85% Now \$6,100		5 \$2,200	
	Cracking/Crumbling, Extent: Light, A	1rea Affected : 10%		
	Location: Throughout			

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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		t	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		ycle Yrs)	Estimated Cost	Priority
Interior									
Ceilings							_	4	
AcousTileSusp.Lay-In	20%			2042			5	\$1,700	
Gypsum Board	10%		40.400	LIFE		*	5	\$1,100	
Plaster		Now	\$8,200	LIFE		* *	5	\$3,700	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 10%				
Site Enclosure									
Fence/Gates									
Chain Link	100%			2039	*	* *			
Retaining Walls									
Cast in Place Concrete	100%			2049	*	* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		Now	\$200	2034		* *			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%				
Parking/Driveway									
Asphalt	100%	Now	\$700	2032	*	*			
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 20%				
	Location	: Through	xtent : Moderate, 2 out tation Growth	1rea Affe	ected : 10%				
Activity Yard	Expiana	non . regel	anon Growin						
Asphalt	100%	Now	\$4,100	2032	*	*			
rispinate	Cracking/		Extent : Moderate		ffected : 50%				
	Other Obs	servation, E	xtent : Moderate, A	1rea Affe	ected : 20%				
		ı : Rear Yar		55					
	Explana	tion : Veger	tation Growth						

lectrical	Current Repair	Future R	Replacement	M		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2039	* *	5	\$200	
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location : Electrical Room					
	Explanation: 1 Electrical Service	Rated At 1500 A	Amperes			
Raceway			_			
Conduit	50%	2039	* *	1		
Conduit	50%	2029	\$16,300	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$200	

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

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

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

Asset #: 3003

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Wiring									
Thermoplastic	100%	2039	* *	1					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation: Water Main								
Lighting									
Interior Lighting									
Fluorescent	48%	2029	\$28,600	10	\$2,500				
	Other Observation, Extent : Light, A	rea Affected	: 100%						
	Location: Basement								
	Explanation: T-12 Lamps								
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				

lechanical	Current Repair	Future Re	eplacement	М		
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$5,700	
	Other Observation, Extent : Light, Ar	ea Affected : 10	00%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2039	* *			
Terminal Devices						
Convector/Radiator	100%	2027	\$29,800	1	\$1,800	

Air Conditioning

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

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

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

Asset #: 3003

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

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

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

Print Date: 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

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	
Total	\$38,000	
Importance Code A	\$38,000	
Total	\$38,000	

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
Total	\$47,600	\$1,000	\$1,900	\$14,700
Importance Code A	\$19,900	\$300	\$1,400	\$300
Importance Code B	\$23,200	\$500	\$600	\$14,400
Importance Code C	\$4,500	\$200		
Total	\$47,600	\$1,000	\$1,900	\$14,700



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

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

Asset #: 4526

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	••					_	** ***	
Cast Stone/Terra Cotta	2%	3.7	#2.200	LIFE	* *	5	\$2,800	
Cement-Fiber Panel		Now	\$3,300	2034	**			
		am Surjace 1 : South Fa	, Extent : Moderat	e, Area A	IJJectea : 20%			
				1 mag . 1 f	Factad : 200/			
	_	а/виідіпд, . v : South Fa	Extent : Moderate,	Area AJJ	rectea : 20%			
			caae xtent : Light, Area	Affaatad	1 . 1000/			
		ervaiion, E 1 : South Fa		Ајјестеи	. 100/0			
			e Are Actually Aspl	halt Shin	ales			
Compute Massage Linit		Now	\$11,400	LIFE	**	5	\$1,700	
Concrete Masonry Unit			\$11,400 d, Extent : Moderat			3	\$1,700	
		: Through		.c, 211 cu 2	ijjecica . 5070			
		_	nt : Moderate, Are	a Affecte	od · 5%			
		: North El		u 1199 core				
Masonry: Brick	68%	Now	\$38,000	LIFE	* *	5	\$12,100	
Waseing. Brien			Extent : Severe, A		cted : 5%	J	Ψ12,100	
	_	: Various		33				
	Jnt Morta	r Miss/Eroc	l, Extent : Light, A	rea Affec	eted : 20%			
		: Various						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Af	fected : 5%			
	Location	: West, No	rth Facades					
Masonry: Fieldstone	10%			LIFE	* *	5	\$1,300	
Windows								
Aluminum		Now	\$4,900	2045	* *	5	\$1,100	
			ct, Extent : Moderd	ite, Area	Affected : 20%			
	Location	: Through	out					
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	30%			2028	\$5,600	5	\$2.200	
Roll Roofing Not Accessible	30% 70%			2028	\$5,600	5	\$2,200	
rerior	/070							

Interior

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

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

Asset #: 4526

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•							
Floors								
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%		\$10,300	2044	* *	5	\$5,600	
			: Light, Area Affec	eted : 5%	ó			
		: Various						
			ent : Light, Area Af	fected : 1	10%			
		: Through						
			Extent : Moderate, A	Area Affe	ected: 80%			
		: Through						
7	Explana	tion : Floor	rs Are Sloping					
Interior Walls	50/			2022	* *	-	¢400	
Ceramic Tile	5% 10%			2032 LIFE	* *	5 5	\$400 \$300	
Concrete Masonry Unit Gypsum Board	65%			LIFE	* *	5	\$3,300	
Masonry: Fieldstone		Now	\$4,500	LIFE	* *	3	\$3,300	
Wasoniy. Fleidstone					octed · 10%			
	Other Observation, Extent : Moderate, Area Affected : 10% Location : Storage Rooms - Basement							
		_	contal Cracks, Wate	er Peneti	ration			
Plaster	5%		ontal Cracio, mai	LIFE	* *	5	\$100	
Ceilings	370			LILL			\$100	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board		Now	\$4,000	LIFE	* *	5	\$9,600	
Gypsum Bourd			xtent : Light, Area		: 5%	3	Ψ2,000	
			t File Room	9,5				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

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

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

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

Asset #: 4526

Electrical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Raceway									
Conduit	80%			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			
		_	nt : Moderate, Are	a Affecte	ed : 100%				
	Location	: Basemen	t						
Thermoplastic	1%			2049	* *	1			
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$100		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%				
	Location	: Basemen	t						
	Explanat	ion : Cover	red With Paint						
Lighting									
Interior Lighting									
Fluorescent	98%			2034	* *	10	\$5,100		
			ures, Extent : Ligh	t, Area A	ffected : 100%				
	Location	: Through	out						
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							<u> </u>		
No Component	65%								
Generic, Analog	35%			2034	* *	1-3	\$1,200		

Mechanical	Current Repair	ent Repair Future Replace			aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2034	* *	1	\$2,800	
	Other Observation, Extent : Light, Ar	ea Affected : 70%	%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$400	

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

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

Asset #: 4526

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

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

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

Print Date: 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

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
Total	\$546,400	\$834,400
Importance Code A	\$358,300	\$166,100
Importance Code B	\$188,100	\$668,300
Total	\$546,400	\$834,400

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
Total	\$90,000	\$37,800	\$23,700	\$125,700
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	
Total	\$90,000	\$37,800	\$23,700	\$125,700



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

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

Asset #: 2368

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
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		Now	\$3,900	2045	* *	5	\$2,200	
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: Window	At West Facade Oj	^c 2005 W	ing			
	Water Per	etration, E	xtent : Moderate, A	lrea Affe	cted: 5%			
	Location	: East Fac	ade Windows Of 2	005 Wing	g			
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	\$24,100	
Metal Panel	5%	Now	\$5,100	2034	* *			
		_	ents, Extent : Mode d At East Side	erate, Ar	rea Affected : 15%			
	Water Per	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Over Sta	ir At East Side					
Metal Panel	3%			2042	* *	10	\$2,400	
Single Ply Membrane	27%			2034	* *	10	\$11,800	
Single 1 ly ivielle and		ervation. F.	Extent : Moderate, A		ected : 50%	10	Ψ11,000	
		: 2005 Wii						
			-s rete Pavers Over M	1embran	e			
Sloped Glazing		Now	\$26,700	LIFE	**	5	\$58,400	
Stoped Glazing			xtent : Light, Area			3	φ30, 4 00	
	Location		mom . Bigin, med	. 1,,, сстей	. 5/0			
Soffits	Locuiton	. <i>Loooy</i>						
Metal Panel	100%			2049	* *	5-10		
iviciai i alici	10070			2049		2-10		

Interior

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

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

Asset #: 2368

Architecture		Current Repair Future Replaceme			e Replacement	ment Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	8%			2025	\$55,500	3	\$6,300	
Cast in Place Concrete	18%	2-4	\$5,100	LIFE	**	5	\$20,500	
			xtent : Light, Area oor Of 2005 Wing	Affected	: 5%			
Ceramic Tile	4%			2038	* *	5	\$2,100	
Terrazzo	5%		\$6,300	LIFE	* *	5	\$2,000	
		Crumbling, 1 : Steps In	Extent : Light, Are Basement	ea Affecti	ed : 10%			
Vinyl Tile	37%	Now	\$8,500	2034	* *	3	\$7,200	
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 2%			
	Location	: First Flo	oor Near Boiler Are	ea				
			: Moderate, Area	4ffected	: 10%			
	Location	: Through	out					
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	250/			2024	* *	~	#17.000	
AcousTileConcealSpLn		N	\$4.200	2034	* *	5	\$15,800	
AcousTileSusp.Lay-In	20%		\$4,300 nents, Extent : Mod	2042		5	\$5,100	
		issing Liem : Through		eruie, Ar	eu Ajjecieu . 570			
		_	Extent : Moderate	Area A	ffected · 5%			
	_	: Through		, 111 ca 11	gjeerea . 570			
Evenaged Compute	5%			LIFE	* *	5	\$400	
Exposed Concrete Gypsum Board		Now	\$3,200	LIFE	* *	<i>5</i>	\$19,000	
Gypsuiii Board			Extent : Light, Are		ed · 2%	3	\$19,000	
			dows Of Education					
			xtent : Light, Area		-			
			idows Of Education					
Plaster	20%	Now	\$6,900	LIFE	**	5	\$6,300	
1 100001			Extent : Moderate		ffected : 2%	-	Ψ0,200	
	_	: East Stai		, , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·			
	Water Per	etration, E	xtent : Moderate, A	lrea Affe	cted: 5%			
		: East Stat		55				

Site Enclosure

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

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

Asset #: 2368

Architecture	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)
Site Enclosure			
Fence/Gates			
Cast in Place Concrete	10% 2-4	2049 **	
	Cracking/Crumbling, Extent : Moder Location : Rear Yard	ate, Area Affected : 10%	
Chain Link	60%	2039 **	
	Broken/Missing Elements, Extent : M Location : Rear Yard	loderate, Area Affected : 10%	5
Iron Picket	30%	2049 **	
Retaining Walls			
Cast in Place Concrete	30% Now	2049 **	
	Cracking/Crumbling, Extent : Moder	ate, Area Affected : 15%	
	Location : Rear Yard		
Masonry: Fieldstone	70%	2039 **	
Site Pavements Public Sidewalk			
Cast in Place Concrete	100%	2034 **	
On-Site Walkways			
Asphalt	45%	2032 **	
-	Cracking/Crumbling, Extent: Moder	ate, Area Affected : 20%	
	Location: Rear Yard		
Cast in Place Concrete	30%	2034 **	
Pavers/Stone	25%	2032 **	
Parking/Driveway			
Asphalt	100%	2032 **	

lectrical	Current Repair	Future Repla	cement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
ider 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$200	
	Other Observation, Extent : Light	, Area Affected : 100%				
	Location : Electrical Room - Ne	w Wing				
	Explanation: One 2000 Ampere	Main Disconnect Swit	ch			
Switchgear / Switchboard						
Fused Disc Sw	50%	2039	* *	5	\$100	
Fused Disc Sw	40%	2049	* *	5	\$100	
Molded Case Bkrs	10%	2039	* *	5	\$100	
Raceway						
Conduit	60%	2039	* *	1		
Conduit	40%	2049	* *	1		
Panelboards						
Molded Case Bkrs	60%	2037	* *	5	\$800	
Molded Case Bkrs	40%	2045	* *	5	\$500	

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

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

Asset #: 2368

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System	% of Fail Date Estimated C	Cost Year Es	stimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY		(Yrs)		J
Type						
Under 600 Volts						
Wiring Thermoplastic	60%	2039	* *	1		
Thermoplastic	40%	2039	* *	1		
Motor Controllers	40 / 0	2049		1		
Locally Mounted	60%	2034	* *	5	\$200	
Locally Mounted	40%	2042	* *	5	\$100	
Ground	4070	2042			\$100	
Grounding Devices						
Generic Generic	50%	LIFE	* *	5	\$400	
Generic	Other Observation, Extent : Light, 1		00%		Ψ100	
	Location : Basement	33				
	Explanation : Metal Water Pipe					
Generic	50%	LIFE	* *	5	\$400	
Lighting	2070	<u> </u>			ψ100	
Interior Lighting						
Fluorescent	40%	2029	\$69,200	10	\$18,800	
	Other Observation, Extent : Light, 2				4-0,000	
	Location : Old Building					
	Explanation: T-12 Lamps					
Fluorescent	20%	2034	* *	10	\$9,400	
	Other Observation, Extent : Light, 2		100%		4,,,,,,,,,	
	Location : New Building					
	Explanation: T-8 Lamps					
Incandescent	20%	2029	\$129,600	2	\$200	
Incandescent	10%	2034	* *	2	\$100	
	Other Observation, Extent : Light, 2		100%		,	
	Location : Galleries					
	Explanation : Track Lights					
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	

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

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

Asset #: 2368

Mechanical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Heating					
Energy Source					
Natural Gas	100%	2049 **	1		
Conversion Equipment					
Furnace	15% Other Observation, Extent: Light, Are. Location: Roof Of South Wing	2029 \$17,700 a Affected : 60%	1	\$3,800	
	Explanation: 4 Gas Fired Packaged Entire South Wing Of The Building.	Rooftop Air Conditioning U	Inits. Uni	ts Serve The	
Furnace	15%	2024 \$17,700	1	\$3,800	
Hot Water Boiler	40%	2042 **	1	\$10,100	
	Other Observation, Extent: Light, Are. Location: Basement Of North Wing	-			
TT - TT - D - 11	Explanation: 6 Gas Fired Modular I			# 6 2 0 0	
Hot Water Boiler	25% Other Observation, Extent: Light, Are Location: Basement Of South Wing	2042	1	\$6,300	
	Explanation: 1 Gas Fired Hot Water serving Terminal Equipment On The		3		
Steam Boiler	5% Abandoned in Place, Extent: Light, Ar Location: Basement	2042 ** rea Affected : 20%	1	\$2,500	
	Other Observation, Extent : Light, Are Location : Basement Of North Wing	a Affected : 100%			
	Explanation: 2 Gas Fired Modular S steam Produced By These Boilers Is		h Wing O	f The Building.	
Distribution					
Hot Wtr Piping/Pump	60% Other Observation, Extent: Light, Are Location: Basement Of South Wing	2045 ** a Affected : 100%	4	\$2,300	
	Explanation : Serves Basement Air H	andlers, Fin Tube Radiator	s And Fai	n Coil Units	
Hot Wtr Piping/Pump	40% Other Observation, Extent: Light, Area Location: Basement Of North Wing		4	\$1,500	
	Explanation : Serves Packaged Rooft	op Air Conditioning Equip	nent		
Terminal Devices	250/	2020 0246 500	1	¢11 100	
Air Handler	35%	2029 \$246,500 2042 **	1	\$11,100	
Convector/Radiator Fan Coil Unit/Heat	30% 5%	2072	1 1	\$5,000 \$800	
No Component	30%	2034 **	1	\$800	
Air Conditioning	3070				
Energy Source					
Electricity	100%	2045 **	1		

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

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

Asset #: 2368

Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	FY	25tmated Cost	(Yrs)	Estimated Cost	Triority
Туре					,		
Air Conditioning							
Conversion Equipment	2-0/		• • • •	4406400		4.000	
Reciprocating	25%		2029	\$106,300	1	\$6,000	
Compr/Chiller	400/		2024	* *		#1.200	
Ext Pkg Unit -	40%		2034	* *	2	\$1,300	
Heating/Cooling	200/		2024	ф100 100	2	Φ000	
Ext Pkg Unit -	30%		2024	\$188,100	2	\$900	
Heating/Cooling	5 0/		2020	¢52.500			
Split Unit	5%		2029	\$53,500			
Distribution CW & CHW W	200/		2040	* *	4	¢1 100	
CW & CHW Wtr	30%		2049	* *	4	\$1,100	
Pipe/Pump	70%						
No Component	/070						
Terminal Devices	5 0/		2024	* *	1	¢1 (00	
Air Handler/Cool/Ht	5% 25%		2034	* *	1	\$1,600	
Fan Coil - 4 Pipe			2034	* *	1	\$4,100	
No Component	70%						
Heat Rejection	100/		2027	¢10,000	2	05.200	
Water Cooling Tower	10%		2027	\$19,000	2	\$5,200	
No Component	90%						
Dehumidifier	700/						
No Component	70%		2027	#100			
Generic	30%		2027	\$100			
Ventilation							
Distribution	1000/		LIEE	* *	2.5	#20. (00	
Ductwork/Diffusers	100%		LIFE		2-5	\$28,600	
Exhaust Fans	500/		2024	* *	2	фооо	
Roof	50%		2034		2	\$800	
Roof	50%		2029	\$41,600	2	\$800	
Plumbing							
H/C Water Piping	400/		2049	* *	1		
Brass/Copper Galvanized Steel	40% 60%		2049	* *	1		
	00%		2034		1		
Water Heater	1000/		2027	¢20.500	2	\$700	
Gas Fired	100%	ervation, Extent : Light, Area	2027	\$30,500	2	\$700	
		ervation, Extent : Light, Area : South And North Wing Bas		1:100%			
			emenis				
Coniton Dini-	Ехріапа	tion : 2 Units Observed					
Sanitary Piping	100%		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	- · · ·	1		
Sump Pump(s)	1000/		2024	* *	4	Ø1 (OO	
Non-Submersible	100%		2034	л. т	4	\$1,600	
Sewage Ejector(s)	1000/		2024	* *	4	¢2 100	
Electric	100%		2034	n. w	4	\$3,100	

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

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

Asset #: 2368

Mechanical	Current Repair	r Future Repla	acement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estim FY	ated Cost Cycl (Yrs	e Estimated Cost	Priority
Plumbing					
Backflow Preventer					
No Component	40%				
Generic	60%	2037	** 1	\$1,900	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent	: Light, Area Affected : 100%	6		
	Location: Basement, 1st	And 2nd Floor - One Unit In	Each Wing Of Th	e Building	
	Explanation: Two Units				
Fire Suppression					
Sprinkler					
No Component	60%				
Generic	40%	2049	** 1-2	\$5,700	

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

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

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
Total		\$39,300
Importance Code B		\$39,300
Total		\$39.300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,200	\$3,300	1 1 2020	112027
	\$27,200	·		
Interior Architecture		\$4,600		
Electrical	\$100			
Mechanical				
Total	\$27,300	\$8,000		
Importance Code A	\$27,200	\$3,300		
Importance Code B	\$100	\$4,600		
Total	\$27,300	\$8,000		



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Asset #: 2188

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
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	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Various	Locations					
Wood	5%	2-4	\$11,700	2032	* *	5	\$2,700	
	•	•	nt : Moderate, Area ve Trim - Various I	Affected			. ,	
Windows								
Wood	Deteriora	Now ted Finish, : Through	\$9,100 Extent : Moderate, out	2052 Area Afj	* * fected : 50%	5	\$1,600	
		ecay, Exter : Through	nt : Moderate, Area out	Affected	d : 50%			
	•	Inefficient, : Through	Extent : Moderate out	, Area Ą	ffected : 100%			
Roof								
Asphalt Shingle	100%			2036	* *	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$10,800	
Wood	50%			2042	* *	5	\$9,300	
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings Exposed Strue: Wood	100%			LIFE	* *			

lectrical	Current Repair	Future Re	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,600	5		
	Other Observation, Extent: Moderate,	Area Affected	d : 100%			
	Location: Basement					
	Explanation : Main Service Disconne Corroded	ct Switch Is R	Rated At 200 An	nperes. E	Enclosure Is	
Raceway						
Conduit	50%	2027	\$7,200	1		
Conduit	50%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	65%	2026	\$10,100	5	\$100	
Molded Case Bkrs	30%	2035	* *	5	\$100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Asset #: 2188

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estir Total (Years)	mated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-8 Lamps And Fixtures, E	xtent : Moderate, Area Aff	fected : 100%			
	Location : Throughout Th	e Building				
Exterior Lighting						
HID	20%	2027	\$5,000	10		
No Component	80%					

Mechanical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Exhaust Fans Wall Unit	100%	2027	\$2,300	2	\$200	

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

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

Print Date: 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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$84,400	\$63,000	\$7,700	\$4,800
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			
Total	\$84,400	\$63,000	\$7,700	\$4,800



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

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

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

Asset #: 2809

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	15%		LIFE	**	5	\$16,100	
	Staining/Discolo Location : All I	ring, Extent : Moderate	e, Area Ą	ffected: 20%			
							
Concrete Masonry Unit			LIFE	**	5	\$400	
	Vertical Cracks, Location : Chir	Extent : Severe, Area A nney	Affected :	15%			
Metal Coiling Doors	12%		2032	* *	5	\$8,000	
Wood	70% 0-2	\$82,200	2040	* *	5	\$37,600	
	_	Elements, Extent : Mod	lerate, Ar	ea Affected : 15%			
	Location : All I						
	•	ctent : Moderate, Area	Affected	: 30%			
	Location : Thre	nughout					
Windows	100/		• • • •	44.5.000	4.0	42.000	
Metal Louvers	10%		2030	\$15,000	10	\$3,000	
No Component	90%						
Roof	0.50/		2022	* *	10	¢12 000	
Single Ply Membrane	85% 15% 4+	\$7,000	2032 2037	* *	10	\$12,900	
Skylight, Metal/Glass		\$7,000 ish, Extent : Moderate,		facted : 15%			
		ish, Extent : Moderate, ior Curb Of Skylights	лгеи лу	recieu . 1570			
terior	Location : Inter	tor cure of skyrights					
Floors							
Cast in Place Concrete	90%		LIFE	* *	5	\$54,800	
		on, Extent : Light, Area		! : 40%	C	Ψε 1,000	
		ughout Corridors					
	Explanation : I	nter-locking Rubber M	atting At	op Concrete			
Ceramic Tile	3%		2030	\$16,900	5	\$800	
Quarry Tile	7%		2032	* *	5	\$2,900	
Interior Walls						•	
Concrete Masonry Unit	60% 4+	\$15,200	LIFE	* *	5	\$5,200	
•	Staining/Discolo	ring, Extent : Moderate	e, Area A	ffected : 20%			
	Location : Thre	oughout					
Glass: Single Pane	5%		LIFE	* *	5	\$800	
Metal Security Bars	15%		LIFE	* *			
•	Other Observation	on, Extent : Light, Area	Affected	! : 100%			
	Location: Anin	nal Holding Cells					
	Explanation: 0	Custom Security Bars					
Plaster	20% 0-2	\$1,800	LIFE	* *	5	\$1,300	
	Cracking/Crumb	ling, Extent : Moderate	e, Area A	ffected : 10%		-	
	Location: Wor	kshops					

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

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

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

Asset #: 2809

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Ceilings				
Exposed Struc: Wood	85% Now \$30,900	LIFE **		
	Dry Rot/Decay, Extent: Moderate, Area	a Affected : 15%		
	Location : Interior Curbs Of Skylights	•		
	Water Penetration, Extent: Moderate, A	Area Affected : 15%		
	Location : Interior Curbs Of Skylights			
Plaster	15%	LIFE **	5 \$2,600	

Electrical	Current Repair	Future F	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2037	* *	5	\$100		
	Other Observation, Extent : Modera	ate, Area Affecte	ed : 100%				
	Location : Electrical Room						
	Explanation: Main Service Switch	h Rated At 800 z	Amperes				
Transformers	1000/		* * * * * * * * * *	_	4400		
Dry Type	100%	2025	\$16,500	5	\$100		
	Other Observation, Extent : Modera	ate, Area Affecte	ed : 100%				
	Location : Electrical Room	4001 2004	(1201				
	Explanation: 112.5 Kilovolt-ampe	ere, 480hv-208/	120lv				
Switchgear / Switchboard	500/	2027	Φ.5.0.000	-			
Fused Disc Sw	50%	2027	\$50,900 * *	5			
Fused Disc Sw	50%	2037	* *	5			
Raceway	000/	2027	#22.200	1			
Conduit	80%	2027	\$23,200	1			
Conduit	20%	2037	* *	1			
Panelboards	1.50/	2026	¢4.700	-	#100		
Fused Disc Sw	15%	2026	\$4,700	5	\$100		
Molded Case Bkrs	85%	2026	\$26,500	5	\$400		
Wiring	20%	2037	* *	1			
Thermoplastic	80%	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	\$100 \$200		
Ground	3070	2023	\$13,400	3	\$200		
Grounding Devices							
Grounding Devices Generic	100% 0-2 \$9,90	00 LIFE	* *	5	\$300		
Geliefic	Other Observation, Extent: Modera		ed · 100%	3	\$300		
	Location: Water Main	aie, 211 eu 2133 ecie	ca . 10070				
	Explanation: Corroded						
Stand-by Power	Explanation . Corrolled						
Transfer Switches							
Automatic	100%	2032	* *	1	\$5,600		

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

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

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

Asset #: 2809

Electrical	Current Repair	Future F	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2030	\$76,300	1	\$7,000	
	Other Observation, Extent : Moderate	, Area Affecte	ed : 100%			
	Location : Outside The Building					
·	Explanation : Emergency Generator	Rated At 125	5 Kilowatts			
Batteries	1000/	2021	#1 600	_	4500	
Lead/Acid	100%	2021	\$1,600	5	\$700	
Fuel Storage	1000/	20.42	* *	-	Φ.7.0.0	
Main Tank	100%	2042		5	\$500	
	Other Observation, Extent : Moderate Location : Outside	, Area Affecte	ed: 100%			
1-1-41	Explanation : No Available Namepla	ite Kating Ca	ірасіту			
Lighting Interior Lighting						
Fluorescent	95%	2035	* *	10	\$15,800	
Tuorescent	T-8 Lamps And Fixtures, Extent: Mod		Affected · 100%	10	Ψ15,000	
	Location: Throughout The Building		1)) cereu : 100,0			
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	
	Other Observation, Extent : Moderate	, Area Affecte	ed : 100%			
	Location: Outside					
F' /C 1 D : .:	Explanation : CCTV Surveillance Co	amera				
Fire/Smoke Detection	100%	2035	* *	1.2	¢11.200	
Generic, Digital	100% Other Observation, Extent : Moderate			1-3	\$11,200	
	Location: Throughout The Building		еи . 10070			
	Explanation: Strobe Lights, Manual		s Alarm Rolls A	nd Horne	,	
	Explanation . Strode Lights, Manual	i i un stations	s, Aturni Dells A	na 110rns)	

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

Heating

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

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

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

Asset #: 2809

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Fuel Oil No 2	Location	ervation, Extent : Light, Ared : Yard ion : (1) 10,000 Gallon Tank		**	5	\$5,600		
Conversion Equipment								
Hot Water Boiler	100%		2032	* *	1	\$9,000		
	Location	ervation, Extent : Light, Area : Basement						
	Explanati	ion : (2) #2 Oil Burning Hot	Water Bo	iilers				
Distribution	1000/		2025	* *	4	4000		
Hot Wtr Piping/Pump	100%		2035	* *	4	\$900		
Terminal Devices	000/		2022	* *		# 0.000		
Air Handler	80%		2032		1	\$9,000		
Fan Coil Unit/Heat	20%		2022	\$52,900	1	\$1,200		
Air Conditioning								
Energy Source	1000/		2025	* *	1			
Electricity	100%		2035	* *	1			
Conversion Equipment	20/		2022	Φ 7 00				
Window/Wall Unit	2%		2022	\$700	1			
No Component	98%							
Ventilation								
Distribution	1000/		LIEE	* *	2.5	¢10 100		
Ductwork/Diffusers	100%		LIFE		2-5	\$10,100		
Exhaust Fans	500/		2027	¢21 400	2	\$200		
Interior	50% 30%		2027	\$31,400	2	\$300		
Roof	20%	0.2 0.00	2032 2037	* *	2 2	\$200		
Roof		0-2 \$5,900 ed Life, Extent : Moderate, A : Roof			2	\$100		
Plumbing								
H/C Water Piping								
Brass/Copper	80%		2037	* *	1			
Galvanized Steel	20%		2032	* *	1			
HW Heat Exchanger								
Steam Fired	100%		2037	* *	4	\$2,700		
		ervation, Extent : Light, Ared : Boiler Room	ı Affected	: 100%				
	Explanati	ion : 2 Domestic Hot Water	Tanks Wit	h Hot Water Coil				
Sanitary Piping	1000/		LIDD	* *	1			
Cast Iron	100%		LIFE	ጥ ጥ	1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			

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

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

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

Asset #: 2809

Mechanical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2027	\$5,100	4	\$700	
	Other Observation, Extent: Light, Ar	ea Affected : 1	100%			
	Location : Yard					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2027	\$173,100	1-2	\$5,100	

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

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

Print Date: 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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$117,700	\$17,700	\$123,800	\$9,700
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			
Total	\$117,700	\$17,700	\$123,800	\$9,700



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

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

Asset #: 2348

Arch	itecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Co	n omponent Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterio									
Ex	sterior Walls	000/					_		
	Masonry: Brick Cavity	88%			LIFE	* *	5	\$33,000	
	Metal Coiling Doors	2%			2032	* *	5	\$2,300	
	Metal: Cage/Fence Window Wall	8%	NI	¢2 000	2032	* *	5	\$13,100	
	Window Wall	2%		\$3,800 xtent : Moderate, 2	2047		5	\$1,400	
				xieni : Moaeraie, 2 trance At East Fac		ectea : 15%			
$\overline{\mathbf{w}}$	indows	2000000		. unice iii Bust i uc					
***	Aluminum	90%			2035	* *	5	\$4,400	
	Metal Louvers	10%			2030	\$15,100	10	\$3,000	
Pa	rapets								
	Masonry: Brick	90%			LIFE	* *	5	\$3,600	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$2,500	
Ro									
	IRMA/Protected Membrane	20%	Now	\$9,600	2027	\$32,100			
	TVICINO I GITC	Drains Inc	ad/Misposn	Extent : Moderate	e, Area A	Iffected : 25%			
			_			ed Water From Roc	f		
	Metal Panel	60%	Now	\$27,200	2032	* *			
		Other Obs							
	Modified Bitumen					*			
	a: 1 m; 1 c 1	5%			2027	\$13,600	10	\$1,000	
	Single Ply Membrane	10% Drains Inc	Now	\$1,600 Extent : Moderate	2032	**	10	\$1,000	
<u> </u>	Single Ply Membrane Skylight, Metal/Glass	10% Drains Inc	Now ad/Misposn a: West Roo	\$1,600 Extent : Moderate	2032	**	10	\$1,000 \$3,200	
Interior	Skylight, Metal/Glass	10% Drains Inc Location	Now ad/Misposn a: West Roo	\$1,600 Extent : Moderate	2032 e, Area A	** Iffected: 10%		·	
	Skylight, Metal/Glass r oors	10% Drains Inc Location 5%	Now ad/Misposn a: West Roo	\$1,600 Extent : Moderate	2032 e, Area A 2037	* * !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	10	\$3,200	
	Skylight, Metal/Glass r oors Carpet	10% Drains Ind Location 5%	Now ad/Misposn a: West Roo	\$1,600 Extent : Moderate	2032 e, Area A 2037 2023	** !ffected : 10% ** \$103,200	10	\$3,200 \$11,600	
	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete	10% Drains Inc Location 5% 20% 40%	Now ad/Misposn : West Roo	\$1,600 Extent : Moderate	2032 e, Area A 2037 2023 LIFE	* * !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	10 3 5	\$3,200 \$11,600 \$33,900	
	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile	10% Drains Inc Location 5% 20% 40% 5%	Now ad/Misposn : West Roo	\$1,600 Extent : Moderate	2032 Area A 2037 2023 LIFE 2040	** ** ** \$103,200 ** **	3 5 5	\$3,200 \$11,600 \$33,900 \$2,900	
	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete	10% Drains Inc Location 5% 20% 40% 5% 35%	Now ad/Misposn : West Roo 0-2	\$1,600 Extent : Moderate of \$65,800	2032 2037 2037 2023 LIFE 2040 LIFE	** ** \$103,200 ** **	10 3 5	\$3,200 \$11,600 \$33,900	
	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile	10% Drains Inc Location 5% 20% 40% 5% 35% Cracking/	Now ad/Misposn : West Roo 0-2 Crumbling,	\$1,600 Extent : Moderate of \$65,800 Extent : Moderate	2032 2037 2037 2023 LIFE 2040 LIFE 3, Area A	** ** \$103,200 ** ** ffected: 10%	3 5 5	\$3,200 \$11,600 \$33,900 \$2,900	
Flo	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile Terrazzo	10% Drains Inc Location 5% 20% 40% 5% 35% Cracking/	Now ad/Misposn : West Roo 0-2 Crumbling,	\$1,600 Extent : Moderate of \$65,800	2032 2037 2037 2023 LIFE 2040 LIFE 3, Area A	** ** \$103,200 ** ** ffected: 10%	3 5 5	\$3,200 \$11,600 \$33,900 \$2,900	
Flo	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile Terrazzo	10% Drains Inc Location 5% 20% 40% 5% Cracking/ Location	Now ad/Misposn : West Roo 0-2 Crumbling,	\$1,600 Extent : Moderate of \$65,800 Extent : Moderate	2032 2037 2037 2023 LIFE 2040 LIFE 3, Area A	** ** \$103,200 ** ** ffected: 10%	3 5 5 5	\$3,200 \$11,600 \$33,900 \$2,900 \$10,600	
Flo	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile Terrazzo	10% Drains Inc. Location 5% 20% 40% 5% 35% Cracking/ Location 70% Water Per	Now ad/Misposn : West Rod 0-2 Crumbling, : Along TI Now actration, E	\$1,600 Extent: Moderate \$65,800 Extent: Moderate te Corridor Edges, \$14,400 xtent: Severe, Are	2032 2037 2023 LIFE 2040 LIFE 2, Area A 2nd Flo	** ## \$103,200 ** ** ffected: 10% or Corridor **	3 5 5	\$3,200 \$11,600 \$33,900 \$2,900	
Flo	Skylight, Metal/Glass r coors Carpet Cast in Place Concrete Quarry Tile Terrazzo terior Walls Concrete Masonry Unit	10% Drains Inc Location 5% 20% 40% 5% Cracking/ Location 70% Water Per Location	Now ad/Misposn : West Roo Crumbling, : Along The Now metration, E	\$1,600 Extent: Moderate \$65,800 Extent: Moderate te Corridor Edges, \$14,400 xtent: Severe, Are	2032 2037 2023 LIFE 2040 LIFE 2, Area A 2nd Flo LIFE a Affecte	** ## \$103,200 ** ** ffected: 10% or Corridor **	3 5 5 5	\$3,200 \$11,600 \$33,900 \$2,900 \$10,600	
Flo	Skylight, Metal/Glass r oors Carpet Cast in Place Concrete Quarry Tile Terrazzo	10% Drains Inc. Location 5% 20% 40% 5% 35% Cracking/ Location 70% Water Per	Now ad/Misposn : West Rod 0-2 Crumbling, : Along The Now actration, E	\$1,600 Extent: Moderate \$65,800 Extent: Moderate te Corridor Edges, \$14,400 xtent: Severe, Are	2032 2037 2023 LIFE 2040 LIFE 2, Area A 2nd Flo	** ## \$103,200 ** ** ffected: 10% or Corridor ** ** ** ** ** ** ** ** **	3 5 5 5	\$3,200 \$11,600 \$33,900 \$2,900 \$10,600	

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

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

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

Asset #: 2348

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Pen	etration, Ex	tent : Light, Area	Affected	: 5%			
	Location	: Field Vet	erinarian Office					

Electrical	Current Repair	Future Replacement	M								
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority						
Over 600 Volts											
Service Equipment											
Fused Disc Sw	50%	2037 **	3								
	Other Observation, Extent : Moderate,	Area Affected : 100%									
	Location : Outside										
	Explanation: No Available Nameplat										
Fused Disc Sw	50%	2047 **	3								
	Other Observation, Extent: Moderate, Area Affected: 100%										
	Location : Outside										
	Explanation: Main Service Switch Ro	ited At 200 Amperes, 4,160	Volts								
Transformers	500/	2022 **	2	0100							
Dry Type	50%	2032	3	\$100							
	Other Observation, Extent: Moderate,	Area Affected : 100%									
	Location: Electrical Room	4.1601 400/2771									
D	Explanation : One 225 Kilovolt-ampe			#100							
Dry Type	50%	2040	3	\$100							
	Other Observation, Extent: Moderate, Location: Outside The Building	Area Affectea : 100%									
	_	4 160km 490/277km									
Feeders	Explanation: 1,000 Kilovolt-ampere,	4,100nv-480/2//iv									
Cable	50%	2035 **	1								
Cable	50%	2043 **	1								
Raceway	3070	2043	1								
Conduit	50%	2037 **	1								
Conduit	50%	2047 **	1								
Under 600 Volts	3070	2017									
Service Equipment											
Air Circuit Breaker	50%	2037 **	5	\$100							
	Other Observation, Extent : Moderate,	Area Affected : 100%		·							
	Location : Electrical Room										
	Explanation: Main Service Switch Ro	ited At 400 Amperes.									
Fused Disc Sw	50%	2037 **	5	\$100							
	Other Observation, Extent: Moderate,	Area Affected : 100%		·							
	Location : Outside										
	Explanation : Main Service Switch Ro	ited At 800 Amperes.									

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

Electrical	Current Repair	Future Replacement	Maintenance		
System Component	% of Fail Date Estimated Cos			Estimated Cost	Priority
Туре	Total (Years)	FY	(Yrs)		
Under 600 Volts					
Transformers					
Dry Type	35%	2032 **	5		
7 71	Other Observation, Extent: Moderate	e, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 75 Kilovolt-ampe	ere, 480hv-208/120lv			
Dry Type	35%	2032 **	5		
21) 1)PC	Other Observation, Extent: Moderate	* *			
	Location : Barn	3,000			
	Explanation : One 15 Kilovolt-ampe	ere. 480hv-208/120lv			
Dry Type	30%	2032 **	5		
Dry Type	Other Observation, Extent : Moderate		3		
	Location: Mechanical Room	e, Areu Ajjecieu . 10070			
	Explanation: One 30 Kilovolt-ampe	ara 180hu 208/120h			
Switchgear / Switchboard	Explanation. One 30 Kilovoll-ample	ere, 700nv-200/120lV			
Molded Case Bkrs	100%	2037 **	5	\$700	
	10070	2037	<u> </u>	\$700	
Raceway Conduit	050/	2027 **	1		
	95%	2037	1		
Conduit	5%	2047 **	1		
Panelboards	100/	2035 **	_	¢100	
Fused Disc Sw	10%	2033	5	\$100	
Molded Case Bkrs	85%	2033	5	\$600	
Molded Case Bkrs	5%	2043 **	5		
Wiring	050/	2037 **	1		
Thermoplastic	95%	2037	1		
Thermoplastic	5%	2047 **	1		
Motor Controllers	500/	2022 **	_	Ф100	
Locally Mounted	50%	2032	5	\$100	
Motor Control Center	50%	2032 **	5	\$400	
Ground					
Grounding Devices	1000/		_	# 100	
Generic	100%	LIFE **	5	\$400	
Stand-by Power					
Transfer Switches	500/	2040 **	1	#4.000	
Automatic	50%	2040	1	\$4,000	
Automatic	50%	2032 **	1	\$4,000	
Generators	-00/	***	_		
Diesel	50%	2030 \$38,100	1	\$5,000	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Outside				
	Explanation : Emergency Generator				
Diesel	50%	2036 **	1	\$5,000	
	Other Observation, Extent : Moderate	e, Area Affected : 100%			
	Location : Outside				
	Explanation : Emergency Generator	r Rated At 610 Kilowatts			
Batteries					
Lead/Acid	50%	2021 \$800	5	\$500	
Lead/Acid	50%	2021 \$800	5	\$500	

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

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

Asset #: 2348

Electrical	Current Repair	Future R	eplacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power								
Fuel Storage								
Day Tank	50%	2035	* *	5	\$2,400			
	Other Observation, Extent : Moderate	, Area Affectea	l : 100%					
	Location: Outside							
	Explanation: 55 Gallons Rated Cap		di di		0.400			
Main Tank	50%	2055	**	5	\$400			
	Other Observation, Extent: Moderate	, Area Affectea	1: 100%					
	Location : Outside Explanation : 2000 Gallons Rated Capacity							
Lighting	Explanation . 2000 Gailons Ratea C	арасну						
Interior Lighting								
Fluorescent	98%	2035	* *	10	\$23,300			
	T-8 Lamps And Fixtures, Extent: Mod		fected : 100%		+ ,			
	Location : Throughout The Building							
Fluorescent	2%	2035	* *	10	\$500			
2 200 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Other Observation, Extent : Light, Are		4-00					
	Location : Morgue Room							
	Explanation: T-5 Lamps							
Egress Lighting								
Emergency, Service	20%	2032	* *	1				
Emergency, Battery	30%	2027	\$10,900	10	\$1,900			
Exit, Service	50%	2027	\$4,500	1				
Exterior Lighting	2007	2022	* *	1.0				
HID	30%	2032	* *	10				
No Component	70%							
Alarm Security System								
No Component	80%							
Generic	20%	2027	\$16,400	1	\$1,900			
Generie	Other Observation, Extent : Moderate		+ -,	•	Ψ1,500			
	Location: Hallways							
	Explanation: Intrusion Alarm Only;	Motion Senso	rs					
Fire/Smoke Detection	·							
Generic, Digital	100%	2032	* *	1-3	\$16,000			
	Other Observation, Extent : Moderate		d: 100%					
	Location: Throughout The Building							
	Explanation: Smoke Detectors, Man	ıual Pull Statio	ons, Alarm Bell	s, Strobe	Lights And Horns			

Mechanical	Current Rep	air Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		

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

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

Asset #: 2348

Mechanical	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment	100/	3.7	Ø C 000	2027	* *		ф1 2 00		
Furnace		Now Entered . S	\$6,000 evere, Area Affecte	2037	* *	1	\$1,200		
	_		evere, Area Affecte ete Unit, Barn	a : 10%					
Hot Water Boiler	90%			2032	* *	1	\$11,500		
			Extent : Light, Area	Affected	! : 90%				
		i : 2nd Floo							
	Explana	tion : 1 Un	it						
Distribution (P)	000/			2025	* *	4	Ф1 2 00		
Hot Wtr Piping/Pump	90%			2035		4	\$1,200		
No Component Terminal Devices	10%								
Air Handler	80%	Now	\$28,500	2022	\$285,000	1	\$11,600		
7 III Tidildici			Extent : Moderate, 1			1	Ψ11,000		
		ı : Old Seci		33					
	Explana	tion : Ineffi	cient Unit. There I	s Not Suj	ficient Heat And A	C In The	Old Section		
Convector/Radiator	10%			2032	* *	1	\$800		
No Component	10%								
Air Conditioning									
Energy Source									
Electricity	35%			2035	* *	1			
Natural Gas	65%			2047	* *	1			
Conversion Equipment							010.000		
Absorption	65%			2032	* *	1	\$18,300		
Chiller/Direct Fire	Other Oh	amuation I	Extent : Light Area	Affactad	1 · 650/				
		Other Observation, Extent : Light, Area Affected : 65% Location : Adjoining House							
		-	g 110use it, Refrigerant Lith	ium Brot	nide				
Reciprocating	15%		ii, rieji igei iiii ziiii	2027	\$32,300	1	\$1,800		
Compr/Chiller	1370			2021	\$32,300	1	\$1,000		
compil cinite	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	15%				
	Location	i : Rear Ya	rd						
Exterior Pkg Unit -	10%			2027	\$20,500	2	\$200		
Cooling					4 1,511		,		
\mathcal{E}	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	20%				
	Location	1: 2 Units,	The Roof						
No Component	10%								
Distribution									
CW & CHW Wtr	80%			2047	* *	4	\$1,000		
Pipe/Pump	2007								
No Component	20%								
Terminal Devices Air Handler/Dir	15%			2027	\$38,200	1			
Expansion	13%			2027	\$38,200	1			
Air Handler/Cool/Ht	65%			2022	\$166,200	1	\$10,400		
No Component	20%			2022	ψ100,200		ψ10,π00		
1.0 Component	2070								

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

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

Asset #: 2348

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

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

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

Print Date: 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

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	
Total	\$756,000	\$269,600	
Importance Code A	\$536,800		
Importance Code B	\$219,300	\$269,600	
Total	\$756,000	\$269,600	

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
Total	\$48,300	\$78,600	\$7,200	\$2,400
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				
Total	\$48,300	\$78,600	\$7,200	\$2,400



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

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

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

Asset #: 2324

Architecture	Current Repair			e Replacement	M		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Masonry: Brick	Location : South Efflorescence, Ext	\$143,100 Extent : Severe, Area west Corner, Northea ent : Light, Area Affe us Locations - All Fa	st Corne cted : 15	r	5	\$22,700	
	Horizontal Cracks	s, Extent : Moderate, A eads, West Facades		ected : 15%			
Pre-Cast Concrete Window Wall	5% 5% Recent Replace E- Location : Main	vident, Extent : Light, Entrance	LIFE 2053 Area Aff	* * * * Pected: 100%	5 5	\$4,100 \$4,700	
Windows Aluminum Metal Louvers	90% 10%		2035 2030	* * \$1,900	5 10	\$600 \$400	
Parapets Masonry: Brick		\$48,100 ing, Extent : Severe, A west Corner, Througi		* * cted : 15%	5	\$2,700	1
	Location : All Po Jnt Mortar Miss/E Location : All Fo Misaligned/Bulgin Location : South	Grod, Extent : Modera acades ag, Extent : Severe, An west Corner, Througi h, Extent : Moderate,	te, Area A rea Affect hout	Affected : 20% ted : 20%			
Masonry: Limestone	Location: Unde Jnt Mortar Miss/E Location: South Loose Units, Exter Location: South Misaligned/Bulgir Location: South	s, Extent: Moderate, 2 r Coping Stone - Thro Frod, Extent: Severe, west Corner Coping nt: Severe, Area Affec west Corner ng, Extent: Moderate, west Corner, Through n, Extent: Light, Area	oughout Area Affe cted : 5% Area Aff hout	ected : 25%	5	\$400	1

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

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

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

Asset #: 2324

Architecture	Current Repair Future Replacement			e Replacement	t Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							
Roof								
Metal Panel	Water Pen		\$1,800 nt : Moderate, A bove Stair At Ro					
Modified Bitumen	Blisters, E. Location Drains Ina Location Miss/Dama Location Ponding, E	: Various Loc d/Misposn, Ex : Throughout aged Flashing: : At Parapets		out Irea Affe erate, Ar	rea Affected : 35%			
	Worn/Eroc Location	ded, Extent : M : Throughout	Moderate, Area					
Skylight, Metal/Glass	_		\$83,300 , Extent : Mode de, Throughou		* * ea Affected : 25% Entry Displays			
Interior								
Floors	·			• • • •	de de	_	40.000	
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		Now Rusting, Exter : Stair Treads	\$143,100 nt : Severe, Are And Risers	LIFE a Affecte	* * d : 35%	1		
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	
	Location	ervation, Exter : Throughout ion : Hand Pa		Affected	! : 100%			
SGFT/Glazed Masonry	30%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	70%			2032	* *	5	\$21,100	
Exposed Concrete	Spalling, E		\$10,100 , Area Affected ing Cages In W	LIFE : 10%	* *	5	\$900	
Gynsum Roard			3 6 . ,,		* *	5	\$3.800	
Gypsum Board	10%			LIFE	* *	5	\$3,800	

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

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

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

Asset #: 2324

Electrical	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$8,700	5	\$100	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		1 : Outside The Building	~	D 14 400 4			
G :: 1	Explana	tion : Main Service Disconne	ct Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard	1000/		2027	¢127.400	-	¢500	
Molded Case Bkrs	100%		2027	\$127,400	5	\$500	
Raceway Conduit	90%		2027	\$55,600	1		
Conduit	10%		2027	\$55,600 * *	1 1		
Panelboards	1070		2037		1		
Fused Disc Sw	10%		2026	\$6,200	5		
Molded Case Bkrs	10%		2026	\$0,200 * *	5	\$100	
Molded Case Bkrs	80%		2033	\$49,900	5	\$400	
Wiring	8070		2020	\$49,900	3	\$400	
Braided Cloth	90%	2-4 \$76,200	2052	* *	1		
Braided Cioth		Aged, Extent : Severe, Area		. 100%	1		
		i : Throughout	aggeereu .	10070			
Thermoplastic	10%		2037	* *	1		
Motor Controllers	1070		2037		1		
Locally Mounted	100%		2025	\$30,700	5	\$100	
Ground	10070		2023	\$30,700		\$100	
Grounding Devices							
Generic Generic	100%	2-4 \$9,900	LIFE	* *	5	\$300	
Generie		servation, Extent : Moderate,		ected : 100%	5	Ψ300	
		ı : Basement	33				
		tion : Corroded					
Lighting	1						
Interior Lighting							
Fluorescent	95%		2035	* *	10	\$17,500	
	T-8 Lamp	s And Fixtures, Extent : Mode	erate, Are	ea Affected : 100%			
	Location	a: Throughout The Building					
Fluorescent	5%		2035	* *	10	\$900	
		Fluorescent Light, Extent : M		Area Affected : 100		****	
	Location	ı : Hallways					
Egress Lighting							
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		
Exterior Lighting							
HID	30%		2022	\$23,800	10		
No Component	70%			-			
A.1.							

Alarm

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

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

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

Asset #: 2324

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	80%			
Generic	20%	2027 \$12,700	1 \$1,500	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location : Hallways			
	Explanation: Intrusion Alarm Only; M	Aotion Sensors		

Mechanical	Curre	ent Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	**	1		
		n, Extent : Light, Area	Affected :	100%			
		Floor Boiler Room					
	Explanation : C	ogeneration Hot Wate	r From Po	wer Plant To Wa	rm-up Th	he Boilers	
Conversion Equipment	1000/		• • • • •	di di		40.000	
Hot Water Boiler	100%		2040	**	1	\$9,900	
		n, Extent : Light, Area	Affected :	100%			
		Floor Boiler Room					
	Explanation : I	Unit And 1 Cogenerat	ed Hot Wo	ater Heat Exchang	ger		
Distribution (P	1000/		2025	* *		#1 000	
Hot Wtr Piping/Pump	100%		2035	* *	4	\$1,000	
Terminal Devices	500 /		2022	* *		4.6.200	
Air Handler	50%		2032		1	\$6,200	
Convector/Radiator	35%		2025	\$36,800	1	\$2,300	
Unit Heater - Steam	15%		2022	\$10,500	4	\$400	
Air Conditioning							
Energy Source	1000/		2025	* *	1		
Electricity	100%		2035		1		
Conversion Equipment	200/		2025	* *	1	¢1.000	
Reciprocating	20%		2035	* *	1	\$1,900	
Compr/Chiller	Other Observation	n, Extent : Light, Area	Affactad	20%			
	Location : Roof		Ајјестеи.	20/0			
	Explanation: 1						
E (N. II.)		Onii, K-404a	2022	* *	2	0.400	
Ext Pkg Unit -	30%		2032	* *	2	\$400	
Heating/Cooling	D 22 D-£.:	Entant Link Anna	1 <i>C</i> C41. 7	200/			
		Extent : Light, Area A	ijjeciea : 3	0%			
	Location: Roof						
No Component	50%						
Terminal Devices	• • • •		• • • =				
Air Handler/Dir	20%		2035	* *	1		
Expansion	000/						
No Component	80%						

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

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

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

Asset #: 2324

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	20%			2035	* *	2	\$2,800	
Unit								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans								
Interior	30%			2022	\$21,000	2	\$200	
Roof	70%			2032	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	\$3,000	
Sanitary Piping								
Cast Iron	100%	Now	\$7,200	LIFE	* *	1		
	Blockage /	Clogged, E.	xtent : Severe, Are	ea Affecto	ed : 10%			
	Location	: Water Ba	cks Up Into Basen	nent				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	Now	\$5,700	2037	* *	4	\$800	
	Obsolete E	quipment, I	Extent : Severe, Ai	rea Affec	ted : 100%			
	Location	: Basement	t					
Fixtures								
Generic	100%							

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

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

Print Date: 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

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 :

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$8,300	\$2,700	\$111,700	\$17,800
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			
Total	\$8,300	\$2,700	\$111,700	\$17,800



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

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

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

Asset #: 2800

Architecture	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	<u>'</u>						
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	
	•	Evident, Extent : Light, est And South Facades	Area Aff	ected : 100%			
Wood	5% No	w \$13,900	2032	* *	5	\$2,100	
	Location : Tre Other Observat Location : Ro	Extent: Moderate, Area ellis At Main Entrance ion, Extent: Moderate, 2 of Ridge And Trellis At N Insect Damage	Area Affe	ected : 10%			
Wood	Location : Soy Staining/Discol Location : All Other Observat	Extent: Moderate, Area ffit And Facia Boards oring, Extent: Moderate Facades ion, Extent: Moderate, A rth And East Facades Al	e, Area A Area Affe	ffected : 25%	5	\$12,700	
	T	regelative Growin					
Windows	-	regelative Growin					
Wood	100%	regetative Growin	2043	* *	5	\$20,300	
	100% 75% 0-	2 \$1,000 nc/Miss, Extent : Moder	2036	* *	5	\$20,300	
Wood Roof Asphalt Shingle	100% 75% 0- Gut/DS Non Fu	2 \$1,000 nc/Miss, Extent : Moder	2036	* *	5	\$20,300	
Wood Roof Asphalt Shingle Fiberglass Panel	100% 75% 0- Gut/DS Non Fu Location : Ma	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area	* * Affected : 10% **		·	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane	100% 75% 0- Gut/DS Non Fu Location : Ma 10%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036	* * Affected : 10%	1	\$20,300 \$2,700	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane	100% 75% 0- Gut/DS Non Fu Location : Ma 10%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036	* * Affected : 10% **	1 10	·	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027	* * *Affected: 10% * * \$44,500	1	\$2,700	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027	* * Affected: 10% * * \$44,500 \$95,300	1 10	\$2,700 \$10,700	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15% 65% 5%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE	* * Affected: 10% * * \$44,500 \$95,300 * *	1 10 3 5	\$2,700 \$10,700 \$1,200	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15% 65% 5% 5%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE 2036	** ** \$44,500 \$95,300 ** **	1 10 3 5 5	\$2,700 \$10,700 \$1,200 \$600	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15% 65% 5% 5% 10%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE 2036 LIFE	** *Affected: 10% ** \$44,500 \$95,300 ** ** **	1 10 3 5 5 5 5	\$2,700 \$10,700 \$1,200 \$600 \$1,200	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate	100% 75% 0- Gut/DS Non Fu Location : Ma 10% 15% 65% 5% 5% 10%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE 2036 LIFE	** *Affected: 10% ** \$44,500 \$95,300 ** ** **	1 10 3 5 5 5 5	\$2,700 \$10,700 \$1,200 \$600 \$1,200	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile Interior Walls	100% 75% 0- Gut/DS Non Fu Location: Ma 10% 15% 65% 5% 5% 10% 15%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE 2036 LIFE 2027	** *Affected: 10% ** \$44,500 \$95,300 ** ** ** \$14,700	1 10 3 5 5 5 5 3	\$2,700 \$10,700 \$1,200 \$600 \$1,200 \$800	
Wood Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile Interior Walls Ceramic Tile	100% 75% 0- Gut/DS Non Fu Location: Ma 10% 15% 65% 5% 5% 10% 15%	2 \$1,000 nc/Miss, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE 2036 LIFE 2027	** *Affected: 10% ** \$44,500 \$95,300 ** ** ** \$14,700	1 10 3 5 5 5 5 3	\$2,700 \$10,700 \$1,200 \$600 \$1,200 \$800	

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

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

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

Asset #: 2800

Architecture	Current Ro	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10% 4+	\$400	2032	* *	5	\$500	
	Staining/Discoloring, I	Extent : Moderate	, Area A	ffected : 10%			
	Location : Store Area	ı					
Exposed Struc: Wood	85%		LIFE	* *			
Plaster	5%		LIFE	* *	5	\$300	

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
	Other Observation, Extent : I	Moderate, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: Main Service	Switch Rated At 400 Ampe	res.			
Transformers						
Dry Type	100%	2032	* *	5		
	Other Observation, Extent : I Location : Electrical Room	Moderate, Area Affected : 1	00%			
	Explanation : One 75 Kilov 480hv-208/120lv	olt-ampere 480hv-208/120i	lv And One	45 Kilov	olt-ampere	
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5		
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	95%	2035	* *	5	\$300	
Wiring						
Thermoplastic	100%	2037	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	

Lighting

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

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

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

Asset #: 2800

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	20%		2027	\$23,000	10	\$2,000	
		servation, Extent : Light, Are	a Affected	! : 100%			
		a: Throughout The Building					
	Explana	tion: T-8 Lamps					
Fluorescent	40%		2027	\$45,900	10	\$4,000	
	Other Obs	servation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Throughout The Building					
	Explana	tion : Compact Fluorescent l	Lamps				
Fluorescent	40%		2027	\$45,900	10	\$4,000	
Tuoreseent		s And Fixtures, Extent : Mod			10	Ψ1,000	
		ı : Store Area	,				
Egress Lighting							
Emergency, Battery	50%		2027	\$7,700	10	\$1,300	
Exit, LED	50%		2042	**	1	Ψ1,500	
Exterior Lighting	2070		2012				
HID	30%		2027	\$13,000	10		
No Component	70%		2027	Ψ12,000	10		
Alarm	7070						
Security System							
No Component	80%						
Generic	20%		2027	\$6,900	1	\$800	
94		servation, Extent : Moderate,		. ,	-	4000	
		ı : Hallways	33				
		tion: Intrusion Alarm Only;	Motion Se	ensors			
Fire/Smoke Detection	_T						
Generic, Digital	100%		2027	\$118,800	1-3	\$7,000	
25		servation, Extent : Moderate,				\$7,000	
		n : Throughout The Building	55				
		tion : Strobe Lights, Manual	Pull Stati	ons. Alarm Bells. S	Smoke De	tectors. Horns	

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2047	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected : 100%				
	Location : External Unit					
	Explanation: Combination Air Con-	ditioning And Furn	ace			
Conversion Equipment						
Furnace	100%	2032	* *	1	\$5,400	
	Other Observation, Extent : Light, Ar	ea Affected : 100%				
	Location: (1) On The Ground (1) (
	Explanation : 2 External Units	J				

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

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

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

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

Asset #: 2800

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

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

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

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
Total		\$60,600
Importance Code A		\$60,600
Total		\$60,600

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



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO BUG CAROUSEL

Asset #: 14214

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	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	
Roof								
Metal Panel	100%	2-4	\$14,500	2032	* *			
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 15%			
	Location	: Perimete	er Edges And At Cl	erstory A	lrea During Drivin	g 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%							

ectrical	Current Repair	Future Replacement	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
der 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2037 **	5	
	Other Observation, Extent: Moderate, 2	Area Affected : 100%		
	Location: Basement			
	Explanation: Main Service Switch Ra	ted 200 Amperes		
Transformers				
Dry Type	100%	2032 **	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: One 75 Kilovolt-ampere	480hv-208/120lv		
Raceway				
Conduit	100%	2037 **	1	
Panelboards				
Fused Disc Sw	10%	2035 **	5	
Molded Case Bkrs	90%	2035 **	5 \$100	
Wiring				
Thermoplastic	100%	2037 **	1	

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO BUG CAROUSEL

Asset #: 14214

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$200	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Area Affec	ted : 100%			
	Location: Basement					
HID	15%	2027	\$4,500	10		
LED	80%	2032	* *			

Mechanical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Radiant Heater	100%	2027	\$60,600	2	\$1,600	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Mounted On The Ceiling					
	Explanation: 12 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	5%	2025	\$1,700	2		
No Component	95%					

Maintenance \$ are aggregated over a ten-year 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
Total	\$39,400	\$137,700
Importance Code B	\$39,400	\$137,700
Total	\$39,400	\$137,700

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
Total	\$45,400	\$64,100	\$53,100	\$30,000
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				
Total	\$45,400	\$64,100	\$53,100	\$30,000



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

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

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

Asset #: 14215

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	10%		LIFE	* *	5	\$16,000	
Metal/Glass Curt Wall	40%	4. 40.200	LIFE	* *	5	\$24,000	
Pre-Cast Concrete	15%	4+ \$8,300	LIFE	**	5	\$15,600	
	-	Discoloring, Extent : Moderat : Underside Of Soffits - Sout	-				
Window Wall	25%		2047	* *	5	\$30,000	
Wood	10%	2-4 \$8,800	2040	* *	5	\$8,000	
	-	d/Bulging, Extent : Moderate : Throughout	, Area Afj	fected : 15%			
Windows							
Aluminum	100%		2043	* *	5	\$15,800	
Parapets			2010		.	40.40	
Metal Rail	10%		2040	* *	5-10	\$8,200	
Pre-Cast Concrete	90%		LIFE	* *	5	\$25,700	
Roof Cast in Place Concrete	20%		LIFE	* *			
	Location	ervation, Extent : Light, Area : : Articulated Ramp - Rear F tion : Green Roof		! : 100%			
Plaza Roof: Stone Panel			2047	* *			
Single Ply Membrane	75%		2032	* *	10	\$18,700	
Interior						+ -7:	
Floors							
Carpet	40%		2026	\$282,500	3	\$31,800	
Cast in Place Concrete	50%		LIFE	* *	5	\$58,100	
Panel/Paver: Concrete	5%		2047	* *			
		r Miss/Erod, Extent : Severe, : 2nd Floor Conference Roo		ected : 2%			
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	
	Location	ervation, Extent : Moderate, : Throughout Offices		ected : 100%			
	Explana	tion : Spray On Popcorn Fini	sh				
Gypsum Board	20%		LIFE	* *	5	\$13,300	

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

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

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

Asset #: 14215

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2047 **	5	\$100		
	Other Observation, Extent: Model	rate, Area Affected : 100%				
	Location : Outside					
	Explanation : Main Service Disc					
Molded Case Bkrs	50%	2047 **	5	\$600		
	Other Observation, Extent : Model	rate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Disc	onnect Switch Rated At 1,000 An	nperes			
Transformers						
Dry Type	100%	2040 **	5	\$200		
	Other Observation, Extent : Model	rate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : One 225 Kilovolt-c 480hv-208/120lv	ampere 480hv-208/120lv And On	e 45 Kilo	volt-ampere		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2047 **	5	\$1,100		
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	50%	2040 **	5	\$100		
Variable Frequency	50%	2040 **				
Drive						
Ground						
Grounding Devices	1000/		_	# 600		
Generic	100%	LIFE **	5	\$600		
Stand-by Power						
Transfer Switches	1000/	2040 **	1	ф12 2 00		
Automatic	100%	2040 **	1	\$13,200		
Generators	1000/	2026 **	1	¢1.6.700		
Diesel	100% Other Observation Future Modes	2030	1	\$16,700		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside					
	Explanation : Emergency General	ator Pated At 250 Kilowatts				
Batteries	Explanation . Emergency Genera	noi Kulea Al 250 Kilowalis				
Lead/Acid	100%	2021 \$1,600	5	\$1,600		
Fuel Storage	10070	2021 \$1,000	<i>J</i>	\$1,000		
Main Tank	100%	2055 **	5	\$1,300		
wani lank	Other Observation, Extent: Model		3	φ1,500		
	Location: Outside	, 111 cu 11,500.00 . 100/0				
	Explanation: 500 Gallons Rated	l Canacity				
Lighting	Explanation . 500 Gations Rated	Сирисиу				

Lighting

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

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

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

Asset #: 14215

Electrical	Current Repair	Future Replace	ment	M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2032	* *	10	\$25,600	
	Other Observation, Extent : Light, A					
	Location : Throughout The Buildin	g				
	Explanation: T-8 Lamps					
Fluorescent	30%	2032	* *	10	\$11,800	
	Other Observation, Extent : Light, A.					
	Location: Throughout The Building	g				
	Explanation: T-5 Lamps					
Fluorescent	5%	2032	* *	10	\$2,000	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
	Location : Hallways					
Egress Lighting						
Emergency, Service	50%	2032	* *	1		
Exit, LED	35%	2055	* *	1		
Exit, Service	15%	2032	* *	1		
Exterior Lighting						
Fluorescent	20%	2032	* *	10	\$800	
	Compact Fluorescent Light, Extent:	Moderate, Area Affect	ed: 10	0%		
	Location: Outside					
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$8,000	
-	Other Observation, Extent : Moderat	te, Area Affected : 100	%			
	Location : Hallways					
	Explanation : Strobe Lights, Manua	al Pull Stations, Alarm	Bells, S	Smoke De	etectors, Horns	

Mechanical	Current Repair	Future R	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$21,300	
	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location: Basement					
	Explanation : 2 Natural Gas Fueled Se	ectional Ho	Water Boilers			
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$3,200	
Terminal Devices						
Air Handler	100%	2032	* *	1	\$26,600	

Air Conditioning

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

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

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

Asset #: 14215

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	50%		2049	* *	1		
Natural Gas	50%		2053	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	50%		2036	* *	1	\$23,300	
Chiller/Steam/11 W	Other Observation	ı, Extent : Light, Area	Affected	! : 100%			
	Location : Adjac	_	33				
	-	efrigerant Lithium Bro	mide				
Reciprocating Compr/Chiller	50%		2032	* *	1	\$10,000	
compil comitor	Other Observation Location : Adjac	n, Extent : Light, Area	Affected	! : 100%			
		eni 10 Building Frigerant 134a, Packi	nged Air	Cooled Chiller			
Distribution	Бършишон . Ке	ji iserum 1374, 1 40M	igeu All	Coolea Chinei			
CW & CHW Wtr Pipe/Pump	100%		2053	* *	4	\$3,200	
Terminal Devices							
Air Handler/Cool/Ht	100%		2032	* *	1	\$26,600	
Heat Rejection Air Cooled Condenser Unit	50%		2032	* *	2	\$15,000	
Cini	Location : Adjac	-		! : 100%			
	Explanation : Pa	ackaged Air Cooled C	hiller				
Water Cooling Tower	50%		2028	\$79,700	2	\$21,600	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$24,000	
Exhaust Fans	10070		LIIIE		2-3	\$24,000	
Interior	90%		2032	* *	2	\$1,200	
Roof	10%		2032	* *	2	\$100	
Plumbing	1070		2032			Ψ100	
H/C Water Piping Brass/Copper	100%		2053	* *	1		
HW Heat Exchanger	10070		2033				
Steam Fired	100%		2047	* *	4	\$4,300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2032	* *	4	\$900	
Sewage Ejector(s)					•	4,00	
Electric	100%		2032	* *	4	\$1,700	
Backflow Preventer							
Generic	100%		2035	* *	1	\$2,600	

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

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

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

Asset #: 14215

Mechanical	Current Repair	pair Future Replacement		laintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE * *	k			
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Cellar, 1st, Mezzanine, 2n	d, 3rd Floor				
	Explanation: One Unit					
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		

Maintenance \$ are aggregated over a ten-year 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 CONGENERATION PLANT
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

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
Total		\$227,900
Importance Code A		\$66,100
Importance Code B		\$161,800
Total		\$227 000

Total \$227,900

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
Total	\$18,300	\$14,800	\$500	\$600
Importance Code A	\$17,500	\$13,000		
Importance Code B	\$900	\$1,800	\$500	\$600
Importance Code C		,		
Total	\$18,300	\$14,800	\$500	\$600



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

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

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Electrical	Current Repair	Current Repair Future Rep		M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts		l				
Feeders						
Cable	100%	2035	* *	1		
Raceway						
Conduit	100%	2037	* *	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
	Other Observation, Extent : Mo		100%			
	Location : Electrical And Mec					
	Explanation : Main Service Sv	vitch Rated At 2000 An	nperes.			
Transformers	1000/	2022	* *	-		
Dry Type	100%	2032		5		
	Other Observation, Extent: Mod	derate, Area Affected :	100%			
	Location: Electrical Room	4001 200/1	201			
	Explanation: One 30 Kilovolt	-ampere, 480hv-208/1.	20lv			
Switchgear / Switchboard	1000/	2027	* *	-		
Fused Disc Sw	100%	2037		5		
Raceway	1000/	2027	* *	1		
Conduit	100%	2037		1		
Panelboards Moldad Cose Plans	100%	2025	* *	5	\$100	
Molded Case Bkrs	100%	2035		5	\$100	
Wiring Thermoplastic	100%	2037	* *	1		
Motor Controllers	10070	2037		1		
Motor Control Center	50%	2025	\$20,800	5	\$100	
Motor Control Center	50%	2032	**	5	\$100 \$100	
Ground	3070	2032			\$100	
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$100	
Lighting	10070				\$100	
Interior Lighting						
Fluorescent	100%	2035	* *	10	\$5,100	
	T-8 Lamps And Fixtures, Extent		cted : 100%		4-,	
	Location : Throughout The Bu	ilding				
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	
	Other Observation, Extent: Mo	**	100%			
	Location : Throughout The Bu	-				
	Explanation : Strobe Lights, M	Ianual Pull Stations, A	larm Bells, S	Smoke De	tectors And Horns	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Mechanical	Current Repa	ir Future F	Future Replacement		aintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2037	* *	1			
Terminal Devices							
Fan Coil Unit/Heat	100%	2027	\$81,100	1	\$1,800		
	Other Observation, Exten	t : Light, Area Affected : I	100%				
	Location : Cogen Plant	Main Floor					
		ant Unit Heaters Are Abai		Buildir	ng Relies On		
	Residual Heat From Po	wer Generating Equipmen	ıt.				
Air Conditioning							
Energy Source							
Electricity	100%	2035	* *	1			
Conversion Equipment							
Window/Wall Unit	5%	2022	\$600	1			
No Component	95%						
Ventilation							
Exhaust Fans							
Roof	50%	2027	\$4,500	2	\$100		
Wall Unit	50%	2027	\$1,000	2	\$100		
Plumbing							
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%						

Maintenance \$ are aggregated over a ten-year 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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$52,700	\$54,700	\$44,100	\$21,800
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		
Total	\$52,700	\$54,700	\$44,100	\$21,800



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

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

Asset #: 13396

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							-
Exterior Walls								
Concrete Masonry Unit		Now	\$46,700	LIFE	* *	5	\$34,000	
		etration, E : Kitchen	xtent : Moderate, 2 Entrance	Area Affe	cted : 15%			
Glazed Ceramic Panel	10%			LIFE	* *	5	\$36,400	
Metal, Corrugated	5%			2037	* *	1		
Window Wall		Now	\$58,400	2047	* *	5	\$21,900	
	-	-	ıt : Severe, Area A	ffected : .	5%			
			To Classrooms					
			xtent : Severe, Are	a Affecte	d : 5%			
W. 1	Location	: Stairwell	To Classrooms					
Windows Aluminum	95%			2035	* *	5	\$1,500	
Metal Louvers	5%			2033	\$2,500	10	\$500	
Parapets	3 / 0			2030	\$2,300	10	\$300	
Cast in Place Concrete	15%			LIFE	* *	5	\$13,700	
Metal Rail	10%			2032	* *	5-10	\$16,000	
No Component	75%			2032		3-10	\$10,000	
Roof	7370							
Cast in Place Concrete	5%			LIFE	* *			
Metal Panel	5%			2032	* *	10	\$7,300	
Modified Bitumen		Now	\$37,800	2027	\$756,400	10	Ψ1,200	
			lerate, Area Affect					
			**		3 And Andrill Cor	ridor		
	Water Pen	etration, E	xtent : Moderate, 2	Area Affe	cted : 15%			
	Location	: Above C	age 3 And Mandrii	ll Corrido	or Proximate To Sk	kylights		
Skylight, Plastic	8%	Now	\$61,400	2040	* *	1		
511y 11g111, 1 1115110	_		xtent : Moderate, 2		cted : 10%	-		
			andrill Corridor, 2					
Sloped Glazing	15%	2-4	\$146,100	LIFE	**	5	\$159,600	
Stoped Glazing			ent : Moderate, Ai		ted · 30%	3	Ψ137,000	
	_	: Through		200 1199 220	Cu. 5070			
Interior								
Floors								
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	
Interior Walls								
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	

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

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

Asset #: 13396

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2032	* *	5	\$3,700	
Exposed Concrete	40%	Now	\$10,000	LIFE	* *	5	\$2,300	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	: Above Co	age 3 And Mandril	l Corride	or			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$11,600	
Wood	20%	Now	\$7,300	LIFE	* *	5	\$65,100	
	Dry Rot/D	ecay, Exter	ıt : Severe, Area Aj	ffected :	5%			
	Location	: Stairwell	To Classrooms	-				

ectrical	Current Repair	Future Rep	lacement	M		
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$200	
	Other Observation, Extent : Modera	ite, Area Affected :	100%			
	Location: Outside					
	Explanation: 3- Main Service Dis	connect Switches R	ated At I- I	200 A An	d 2-600 Amperes.	
Transformers	1000/	2022	* *	~	0100	
Dry Type	100%	2032		5	\$100	
	Other Observation, Extent : Modera	ite, Area Affected :	100%			
	Location: Mechanical Room	1 110 121 1	1 4	. 17:1		
	Explanation: 2-45 Kilovolt-amper 480/208/120v	re, 1-112 Kilovolt-a	mpere, 1-45	Kilovolt	-ampere,	
Switchgear / Switchboard	480/208/120V					
Fused Disc Sw	100%	2037	* *	5	\$200	
Raceway	10070	2031			Ψ200	
Conduit	100%	2037	* *	1		
Panelboards	10070	2037		-		
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	95%	2035	* *	5	\$1,000	
Wiring					4-,000	
Thermoplastic	100%	2037	* *	1		
Motor Controllers						
Locally Mounted	10%	2032	* *	5		
Motor Control Center	80%	2032	* *	5	\$900	
Variable Frequency	10%	2032	* *		****	
Drive						
ound						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
nd-by Power						
Transfer Switches						
Automatic	100%	2032	* *		\$12,300	

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

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

Asset #: 13396

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2030	\$76,300	1	\$15,500	
	Other Observation, Extent : Moderate	e, Area Affe	ected : 100%			
	Location : Outside Explanation : Emergency Generator	n Datad At 2	200 Vilovatta			
Batteries	Explanation . Emergency Generation	r Kuteu At 3	500 Kilowalis			
Lead/Acid	100%	2021	\$1,600	5	\$1,500	
Fuel Storage	10070		\$1,000		\$1,000	
Day Tank	50%	2035	* *	5	\$3,700	
•	Other Observation, Extent : Moderate	e, Area Affe	ected : 100%			
	Location : Outside					
	Explanation: 30 Gallons Rated Cap	pacity				
Main Tank	50%	2042	* *	5	\$600	
	Other Observation, Extent: Moderate	e, Area Affe	ected : 100%			
	Location : Outside					
	Explanation: 200 Gallons Rated Co	apacity				
ighting						
Interior Lighting Fluorescent	50%	2027	\$118,800	10	\$18,300	
Pluolescent	Other Observation, Extent : Light, Ar		·	10	\$10,500	
	Location: Throughout The Building		. 100/0			
	Explanation: T-8 Lamps	,				
Fluorescent	5%	2027	\$11,900	10	\$1,800	
	Compact Fluorescent Light, Extent :		·		, ,	
	Location : Hallways					
HID	15%	2027		10	\$200	
Incandescent	30%	2027	\$158,200	2	\$300	
Egress Lighting						
Emergency, Battery	50%	2027	\$28,100	10	\$4,800	
Exit, Service	50%	2027	\$6,900	1		
Exterior Lighting						
HID	30%	2027	\$47,200	10		
No Component	70%					
Alarm Security System						
Security System No Component	70%					
Generic	30%	2027	\$37,800	1	\$4,500	
Continu	Other Observation, Extent : Moderate			*	Ψ1,500	
	Location: Entry And Exit Points	, 55				
	Explanation : Intrusion Alarm Only					
Fire/Smoke Detection	-					
Generic, Digital	100%	2027	\$431,900	1-3	\$25,400	
	Other Observation, Extent : Moderate		ected : 100%			
	Location: Throughout The Building					
	Explanation : Smoke Detectors, Ma	nual Pull Si	tations, Alarm Beli	ls, Strobe	Lights And Horns	

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

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

Asset #: 13396

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source	200/	2047 **	1	
Electricity Natural Gas	20% 80%	2047 ** 2047 **	I 1	
Natural Gas	Other Observation, Extent : Light,		1	
	Location: Basement	med hyperica : 0070		
		Water From Power Plant To Wa	rm-up The Boilers	
Conversion Equipment	1 3		1	
Heat Pump Air Sourced	20%	2028	2 \$2,500	
_	Other Observation, Extent: Light,	Area Affected : 20%		
	Location: Roof			
	Explanation: 2 Elec. H / C Pack	tage Units		
Hot Water Boiler	80%	2040 **	1 \$15,800	
	Other Observation, Extent : Light,	Area Affected : 80%		
	Location: Boiler Room			
Division of	Explanation: 2 Units			
Distribution Hot Wtr Piping/Pump	80% Now \$1,0	000 2043 **	4 \$1,600	
110t wti 1 iping/1 ump	Insul. Deteriorating, Extent: Mod		4 \$1,000	
	Location: 1st Floor AC Room	orate, in cariffeetea . 570		
	Leak Evident, Extent : Moderate, A	Area Affected : 5%		
	Location: Valves In 1st Floor A			
No Component	20%			
Terminal Devices				
Air Handler	70%	2032 **	1 \$17,300	
Convector/Radiator	10%	2032 **	1 \$1,300	
No Component	20%			
Air Conditioning				
Energy Source	200/	20/12 **	1	
Electricity	20%	2043	1	
Steam/HW System	80%	2047 **	1	
Conversion Equipment Absorption	80%	2036 **	1 \$34,600	
Chiller/Steam/HW	8070	2030	1 \$34,000	
	Other Observation, Extent : Light,	Area Affected : 80%		
	Location: 1st Floor AC Room			
	Explanation : Refrigerant Lithiu	m Bromide		
Ext Pkg Unit -	20%	2032 **	2 \$500	
Heating/Cooling				
	R-22 Refrigerant, Extent: Light, A	Irea Affected : 20%		
	Location: 2 Units, Roof			
Distribution				
CW & CHW Wtr	80%	2047 **	4 \$1,600	
Pipe/Pump	200/			
No Component	20%			
Terminal Devices Air Handler/Cool/Ht	80%	2032 **	1 \$19,800	
No Component	20%	2032	1 \$19,000	
		oscalated for notantial future inflatio		

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

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

Asset #: 13396

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection				_	*	
Water Cooling Tower	100%	2025	\$148,200	2	\$40,300	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$22,300	
Exhaust Fans	10070	LIFE		2-3	\$22,300	
Interior	25%	2032	* *	2	\$300	
Roof	75%	2027	\$48,600	2	\$900	
Plumbing	7370	2027	\$ 10,000		Ψ	
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2037	* *	4	\$5,900	
Sanitary Piping						
Cast Iron		\$57,200 LIFE	* *	1		
	Blockage /Clogged, Extent : S		5%			
	Location: Water Backs Up	•				
	Broken, Extent : Severe, Area	00	r m ri ·	T 1		
	Location: Causing The Wa		-	о Lаке.		
	Other Observation, Extent: S Location: Main Entrance,		3%			
	Explanation: Sewage Line		Entrance Can	sing Wa	tar Flooding Whan	
	It Rains	is Ondersized At Main	Entrance, Cau	sing wai	er Piooding when	
Sump Pump(s)						
Non-Submersible	100%	2022	\$6,000	4	\$1,300	
Backflow Preventer						
Generic	100%	2032	* *	1	\$2,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/		ale ale			
Hydraulic	100%	LIFE	**			
	Other Observation, Extent: 1 Location: 1-2	лght, Area Affected : 10	00%			
Fire Suppression	Explanation: 1 Unit					
Sprinkler						
Generic	100%	2047	* *	1-2	\$11,200	
					4 I I 1 - U U	
Fire Pump					·	

Maintenance \$ are aggregated over a ten-year 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 :

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$43,600	\$24,600	\$20,300	\$4,200
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	
Total	\$43,600	\$24,600	\$20,300	\$4,200



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

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

Asset #: 2364

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
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	
	Dry Rot/D	ecay, Exte	nt : Moderate, Ared	a Affected	d: 10%			
	Location	: Trellis S	tructure - Main En	trance				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 15%			
	Location	: East Fac	cade					
Windows								
Wood	100%			2043	* *	5	\$28,000	
Roof								
Single Ply Membrane	100%			2032	* *	10	\$16,000	
terior								
Floors								
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	
Interior Walls								
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	
Ceilings								
AcousTileSusp.Lay-In	35%			2040	* *	5	\$8,400	
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	60%	Now	\$7,600	LIFE	* *	5	\$18,000	
~ 1	Water Per	etration, E	xtent : Severe, Are		d : 5%			
	Location	: Entry Ve	estibules - Due To	Jninsula:	ted Sprinkler Pipes	3		

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

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

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

Asset #: 2364

Electrical	Current Repair	Future	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Raceway						
Not Accessible	100%					
Under 600 Volts						
Service Equipment	1000/	2025	* *	_	#100	
Fused Disc Sw	100%	2037		5	\$100	
	Other Observation, Extent : Moderate Location : Electrical Room	, Area Ajje	ctea : 100%			
		4 C:4 - L	D4 - J . 44 1600 . 4			
Transformers	Explanation: Main Service Disconn	ect Switch I	Katea At 1600 Am	peres.		
	100%	2032	* *	5	\$100	
Dry Type	Other Observation, Extent : Moderate			3	\$100	
	Location: Electrical Room	, лгеи лује	cieu . 10070			
	Explanation: One 45 Kilovolt-ampe	re 480hv-2	08/120lv And Two	15 Kilos	volt-amnere	
	480hv-208/120lv	10 100111 2	00/120tv 21na 1 wo	15 11110	voir umpere	
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		
Ground						
Grounding Devices	1000/	LIBB		_	Φ200	
Generic	100%	LIFE	* *	5	\$200	
Stand-by Power						
Transfer Switches Automatic	100%	2032	* *	1	\$4,000	
	100%	2032		1	\$4,900	
Generators Diesel	100%	2030	\$76,300	1	\$6,200	
Diesei	Other Observation, Extent : Moderate			1	\$0,200	
	Location: Outside	, 111 cu 11jj ci	cica : 10070			
	Explanation : Emergency Generator	Rated At 5	3 Kilowatts			
Batteries	The Series Series and					
Lead/Acid	100%	2021	\$1,600	5	\$600	
Fuel Storage			+)		* *	
Main Tank	100%	2042	* *	5	\$500	
	Other Observation, Extent: Moderate		cted : 100%			
	Location : Outside					
	Explanation: 250 Gallon Rated Cap	acity				

Lighting

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

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

Asset #: 2364

Electrical	Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	70%	2027	\$116,900	10	\$10,300	
	T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	rate, Are	a Affected : 100%			
Fluorescent	30%	2027	\$50,100	10	\$4,400	
	Other Observation, Extent: Moderate, .	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: Compact Fluorescent L	amps				
Egress Lighting						
Emergency, Service	50%	2027	\$4,100	1		
Exit, LED	50%	2042	* *	1		
Exterior Lighting						
HID	30%	2032	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2027	\$15,100	1	\$1,800	
	Other Observation, Extent: Moderate, 1	Area Affe	ected : 100%			
	Location: Hallways And Outside					
	Explanation : CCTV Surveillance Can	ieras				
Fire/Smoke Detection	1000/	• • • =	0.4 = 0 = 0.0		040.00	
Generic, Digital	100%	2027	\$172,700	1-3	\$10,200	
	Other Observation, Extent: Moderate,	4rea Affe	ected : 100%			
	Location: Throughout The Building			_		
	Explanation : Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, F	Horns An	d Smoke Detectors	

Mechanical	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Furnace	100%	2032	* *	1	\$7,900	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Roof					
	Explanation: 10 Rooftop Package Un.	its				
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 2364

Mechanical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning		•				
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	2032	* *	2	\$1,000	
Treating/Cooling	Other Observation, Exten Location : Roof	t : Light, Area Affected	: 100%			
	Explanation: 10 Roofto	p Package Units. R-22				
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	
	Other Observation, Exten Location : 1st Floor Equ		: 100%			
	Explanation: 1 Hot Wa	ter Boiler, 1 Hot Water	Heater			
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, Exten	***	* * cted : 5%	1		
-	Location: Water Backs	Up Into 1st Floor				
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% Other Observation, Exten Location : Kitchen	2025 t : Light, Area Affected	\$27,200	1-3	\$3,700	
	Explanation: 5 Sets					

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

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

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

Print Date: 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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$56,200	\$7,900	\$123,500	\$2,400
Importance Code A	\$33,900	\$800	\$800	\$800
Importance Code B	\$22,300	\$7,100	\$122,700	\$1,600
Importance Code C				
Total	\$56,200	\$7,900	\$123,500	\$2,400



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Architecture		Current Repair Future Replacement		e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Cast Stone/Terra Cotta		Now	\$16,700	LIFE	**	5	\$7,100	
	_	_	Extent : Moderate	-	ffected: 5%			
			ndow At South Fac		atad . 100/			
			, Extent : Severe, A At Main Entrance	геа Ајјес	ciea : 10%			
Marana Daida		. I Ortico I	41 Mun Entrance	LIEE	* *	-	¢14.500	
Masonry: Brick	80%	N	¢11 200	LIFE	* *	5 5	\$14,500	
Masonry: Limestone		Now	\$11,200 Extent : Moderate	LIFE		3	\$1,400	
	_	_	acade Over Windov	-	yecieu . 570			
Windows	Locuiton	. Soum I c	icaac Over minaov	v 5				
Aluminum	85%			2035	* *	5	\$5,600	
Aluminum	10%			2035	* *	5	\$700	
		ervation, E	Extent : Light, Area	Affectea	! : 100%		*	
	Location : At Grade							
	Explanat	tion : Prote	ective Metal Grilles	•				
Glass Block	5%			LIFE	* *	5	\$200	
Parapets								
Cast Stone/Terra Cotta	Location Spalling, I Location Staining/D	: Through Extent : Mo : Through	derate, Area Affect out , Extent : Moderate	ted : 10%	6	5	\$35,200	
Roof								
Copper/Terne	95%	2-4	\$5,100	2042	* *			
		_	Extent : Light, Area	Affected	: 20%			
		: South Fo	icaae		* *		011.000	
Sloped Glazing	5%			LIFE	* *	5	\$11,800	
Interior Floors								
Carpet	30%			2023	\$108,500	3	\$11,200	
Carpet	40%			2026	\$144,700	3	\$15,000	
Cast in Place Concrete	10%	4+	\$1,500	LIFE	**	5	\$5,500	
	Cracking/		Extent : Moderate		ffected : 15%		<i>\$6</i> ,600	
Ceramic Tile	5%			2030	\$27,500	5	\$1,200	
Marble Panels	5%			LIFE	* *	5	\$900	
Vinyl Tile	5%			2032	* *	3	\$500	
Vinyl Tile 9" X 9"	5%		\$15,600	2037	* *	3	\$500	
		-	nents, Extent : Mod nt - Base Of Stair A					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

em Component Type	% of							
	Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ior								
Interior Walls								
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	
Ceilings								
AcousTileSusp.Lay-In	45%	2-4	\$2,100	2032	* *	5	\$5,600	
	Water Pene	etration, E	xtent : Light, Area	Affected	: 5%			
	Location .	: 2nd Floo	r Office					
Exposed Concrete	10%			LIFE	* *	5	\$400	
Glass: Susp Panels	3%			LIFE	* *		4.00	
	Other Obse	ervation, E	xtent : Light, Area		: 100%			
			ice Room - 2nd Flo					
			rative Panels					
Gynsum Board				LIFE	* *	5	\$7.800	
* *					* *			
					* *			
Tiuster		rvation E	xtent · Lioht Area		. 100%	5	Ψ500	
					. 100/0			
		-						
Gypsum Board Plaster Plaster	25% 15% 2% Other Obse Location .	ervation, E.	rative Panels xtent : Light, Area nce Room - 2nd Flo rative Plaster Ceili	or	* *	5 5 5		7,800 2,300 \$300

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$5,500	5	\$100	
	Other Observation, Extent .	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	n				
	Explanation: Main Service	ce Disconnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$110,900	5	\$400	
Raceway						
Conduit	70%	2027	\$22,100	1		
Conduit	20%	2037	* *	1		
Conduit	10%	2047	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$3,400	5		
Molded Case Bkrs	70%	2035	* *	5	\$300	
Molded Case Bkrs	20%	2043	* *	5	\$100	
Wiring						
Thermoplastic	20%	2047	* *	1		
Thermoplastic	80%	2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Electrical	Current Repai	r Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-8 Lamps And Fixtures, E		a Affected : 100%			
	Location : Throughout T	he Building				
Fluorescent	8%	2035	* *	10	\$1,200	
	Compact Fluorescent Ligh Location : Hallways	t, Extent : Moderate, .	Area Affected : 100)%		
Incandescent	2%	2027	\$4,600	2		
Egress Lighting						
Emergency, Battery	50%	2027	\$12,400	10	\$2,000	
Exit, Service	50%	2027	\$3,100	1		
Exterior Lighting						
HID	10%	2027	\$6,900	10		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$10,000	
	Other Observation, Extent		ected : 100%			
	Location : Throughout T	O .				
	Explanation : Strobe Lig	hts, Manual Pull Stati	ons, Alarm Bells, S	moke De	etectors And Horns	

echanical	Current Repair	Future F	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2037	* *	1		
	Other Observation, Extent : Light, Area	Affected : 1	100%			
	Location: Basement					
	Explanation: Cogeneration Hot Wate	er From Pow	ver Plant To Wa	rm-up Th	ne Boiler	
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$8,000	
	Other Observation, Extent : Light, Area	Affected : A	100%			
	Location: Basement					
	Explanation: 1 Unit And 1 Cogeneral	ted Hot Wat	ter Heat Exchang	ger		
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$800	
Terminal Devices						
Convector/Radiator	90%	2032	* *	1	\$4,700	
Fan Coil Unit/Heat	10%	2027	\$25,800	1	\$500	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Mechanical	Current Repair	urrent Repair Future Replace		M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment			****			
Split Unit	40%	2027	\$146,800			
	R-22 Refrigerant, Extent: Light, Area A	lffected :	40%			
	Location: 3 Units, Rear Yard					
Split Unit	30%	2032	* *			
	Other Observation, Extent : Light, Area	Affectea	! : 30%			
	Location : Rear Yard					
	Explanation: R-410 Refrigerant					
Window/Wall Unit	15%	2022	\$5,400	1		
No Component	15%					
Terminal Devices						
Air Handler/Dir	70%	2027	\$114,400	1		
Expansion						
No Component	30%					
Heat Rejection			4.7.		A- 000	
Dry Cooler	70%	2027	\$55,600	2	\$7,900	
No Component	30%					
Ventilation						
Distribution	1000/	LIEE	* *	2.5	\$0,000	
Ductwork/Diffusers	100%	LIFE		2-5	\$9,000	
Exhaust Fans	1000/	2027	¢(1,200	2	¢500	
Interior	100%	2027	\$61,200	2	\$500	
Plumbing H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater	10070	2037		1		
Gas Fired	100%	2025	\$10,500	2	\$200	
HW Heat Exchanger	10070	2023	ψ10,500		Ψ200	
HTHW/HW	100%	2037	* *			
	Other Observation, Extent : Light, Area		! : 100%			
	Location: Basement	55				
	Explanation: 1 Unit					
Sanitary Piping	^					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2027	\$2,600	4	\$300	
Fixtures						
Generic	100%					

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

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

Print Date: 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

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$106,600	\$73,900	\$127,300	\$3,400
Importance Code A	\$104,400	\$34,300	\$600	\$600
Importance Code B	\$2,300	\$39,600	\$126,800	\$2,800
Importance Code C				
Total	\$106,600	\$73,900	\$127,300	\$3,400



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

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

Asset #: 2655

chitecture	Currer	nt Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	200/ N	¢24.000	LIEE	* *	-	¢5 100	
Masonry: Brick	Location : Above Diagonal Cracks, A Location : North Efflorescence, Exte	ent : Moderate, Area	h / East Fo rea Affecte	ed : 15% acades ed : 15%	5	\$5,100	
	Location : East F	'acade Moderate, Area Affec	tad · 10%				
	Location : Buildi		iea : 10%				
		ent : Moderate, Area	Affected :	10%			
Masonry: Brick	55%		LIFE	* *	5	\$9,300	
Masonry: Limestone	5% Now	\$31,600	LIFE	* *	5	\$600	
	Location : Above Cracking/Crumblin	ements, Extent : Seve Vents - East / North ng, Extent : Severe, A Vents - East / North	/ South Fo Irea Affect	acades ed : 20%			
Masonry: Limestone	10%		LIFE	* *	5	\$1,300	
Windows							
Metal Clad	Location : Basen Thermally Inefficie Location : Basen	ent, Extent : Moderat nent extent : Moderate, Arc	e, Area Afj	fected : 50%	5	\$600	
Metal Louvers	5%		2030	\$3,400	10	\$600	
Wood	85% Now Dry Rot/Decay, Ex Location : Throu	\$55,000 tent : Severe, Area A ghout	2052 ffected : 1	* *	5	\$8,600	
	Thermally Inefficie Location : Throu	ent, Extent : Moderat 2hout	e, Area Afj	fected : 100%			
	Other Observation Location : At Gro	, Extent : Light, Area		5%			
Parapets	Елрининон . 170	occure meiai Gille.	,				
Masonry: Limestone	Location : Throu	\$25,300 ements, Extent : Mod ghout rod, Extent : Modera			5	\$1,800	
	Location : Cornic		, 000 11)	y - 3- - • • • / •			
Roof							
	25%		2027	\$69,200	10	\$4,500	
Built-Up (BUR)	75%		2042	\$09,200 * *	10	\$33,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2655

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	3		
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service S	Switch Rated At 600 Amp	peres, 4,160	Volts		
Transformers						
Dry Type	100%	2032	* *	3	\$100	
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 225 Kilovolt-a	mpere, 4,160/208/120 V	olts			
Feeders						
Cable	100%	2035	* *	1		
Raceway						
Conduit	100%	2037	* *	1		
Under 600 Volts						
Transformers						
Dry Type	100%	2032	* *	5		
	Other Observation, Extent : M	oderate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 30 Kilovolt-am	pere, 480/208/120 Volts	ř			
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		

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

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

Asset #: 2655

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•		•				•
Motor Controllers							
Locally Mounted	70%		2040	* *	5	\$100	
Locally Mounted	30%		2032	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting				*		****	
Fluorescent	2%		2027	\$600	10	\$200	
	-	Fluorescent Light, Extent : Mo	oderate, 2	Area Affected : 100)%		
		ı : Hallways					
Fluorescent	98%		2035	* *	10	\$10,600	
		s And Fixtures, Extent : Mode	rate, Are	a Affected : 100%			
	Location	a: Throughout The Building					
Egress Lighting			• • • •	4. 4.	4.0	04.400	
Emergency, Battery	50%		2032	* *	10	\$1,400	
Exit, Service	50%		2032	* *	1		
Exterior Lighting	• • • • •		• • • •	440.400	4.0		
HID	20%		2027	\$10,100	10		
No Component	80%						
Alarm							
Security System	900/						
No Component	80%		2022	* *	1	¢000	
Generic	20%	servation, Extent : Moderate, 2	2032		1	\$900	
		servation, Extent : Moderate, A 1 : Entry And Exit Points	чгеа Ајје	eciea : 100%			
		i . Entry Ana Exti Fotnis tion : Intrusion Alarm Only, F	Pania Do	OMG			
Fire/Smoke Detection	Ехріапа	iion : Inirusion Alarm Only, P	anic Do	ors			
Generic, Digital	100%		2032	* *	1-3	\$7,300	
Generic, Digital		servation, Extent : Moderate, A			1-3	\$7,300	
		i : Throughout The Building	11 64 71)]6	. 100/0			
		tion : Strobe Lights, Manual F	Pull Stati	ons Alarm Rells S	moke De	ptectors And Horns	
-	Блрини	non . Sirooc Bignis, munuu 1	an sian	ons, main bens, b	mone De	1001015 11101 1101115	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2047 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Basement			
	Explanation: Cogeneration Hot Wate	r From Power Plant To Wa	arm-up The Boiler	

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

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

Asset #: 2655

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% Other Observation, Extent : Light, Are Location : Basement			1	\$5,900	
Distribution	Explanation: 1 Unit And 1 Cogenera	atea Hot w	ater Heat Exchang	ger		
Hot Wtr Piping/Pump	100%	2043	* *	4	\$600	
Terminal Devices Air Handler Convector/Radiator	70% 30%	2022 2032	\$123,900 * *	1 1	\$5,100 \$1,200	
Air Conditioning Energy Source Electricity	100%	2035	* *	1		
Conversion Equipment Split Unit	50% R-22 Refrigerant, Extent : Light, Area Location : 3 Units, Rear Yard	2022 Affected :	\$134,300 50%			
Split Unit	20% R-22 Refrigerant, Extent : Light, Area Location : 1 Unit, Rear Yard	2032 Affected :	**			
No Component	30%					
Terminal Devices Air Handler/Dir Expansion	70%	2022	\$69,000	1		
No Component	30%					
Heat Rejection Dry Cooler Dry Cooler No Component	50% 20% 30%	2022 2032	\$24,000 * *	2 2	\$4,100 \$1,700	
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	**	2-5	\$6,600	
Exhaust Fans Interior	100%	2027	\$44,800	2	\$400	
Plumbing H/C Water Piping Brass/Copper	100%	2037	* *	1		
Water Heater Gas Fired	100% Other Observation, Extent: Light, Are Location: Basement Explanation: 2 Units	2022 ea Affected	\$7,700	2	\$200	
Sanitary Piping Cast Iron	100%	LIFE	**	1		
Sump Pump(s) Submersible	100%	2021	\$400	4	\$400	

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

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

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

Asset #: 2655

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	1 Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			

^{**} 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
Total	\$636,700	\$95,100
Importance Code A	\$473,400	\$48,400
Importance Code B	\$163,300	\$46,800
Total	\$636,700	\$95,100

Total	\$159,800	\$82,200	\$1,500	\$1,500
Importance Code C	\$11,000			
Importance Code B	\$53,000	\$79,900	\$1,200	\$1,100
Importance Code A	\$95,800	\$2,300	\$300	\$300
Total	\$159,800	\$82,200	\$1,500	\$1,500
Mechanical	\$23,500	\$57,100	\$1,400	\$800
Electrical	\$20,300	\$23,100	\$100	
Interior Architecture	\$20,600			\$700
Exterior Architecture	\$95,500	\$2,000		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2347

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	50 /			LIDD	יט יט	_	ФО 200	
Cast Stone/Terra Cotta	5%	0.2	¢247.700	LIFE	**	5	\$8,200	
Masonry: Brick	82%	0-2	\$247,700 d, Extent : Modera	LIFE		5	\$17,300	
		: Through		ie, Areu 1	н <i>ујестей</i> . 2070			
		_	Extent : Severe, Are	ea Affecte	ed · 15%			
		: All Faca		11,5,0000				
Masonry: Limestone		Now	\$66,600	LIFE	* *	5	\$800	
Massing. Emilestone			Extent : Moderate		ffected : 10%	J	4000	
	_	: Through						
	Jnt Mortar	Miss/Eroc	d, Extent : Modera	te, Area 2	Affected : 20%			
	Location	: Quoins						
	_	_	Extent : Moderate	e, Area Ą	ffected : 15%			
		: Through						
			Extent : Moderate,	Area Aff	ected : 25%			
		: Through	out					
Metal Coiling Doors	3%			2032	* *	5	\$2,000	
Wood	_	Now	\$57,600	2032	**	5	\$2,600	
	-		: Moderate, Area	Affected	: 25%			
XX7* 1	Location	: Through	out					
Windows	90%	0-2	\$27,500	2035	* *	5	\$900	
Aluminum			\$27,500 ct, Extent : Moderd			3	\$900	
		: Through		ис, 211 си	Пуссиса . 50/0			
		_	Extent : Moderate,	Area Af	fected : 35%			
	-	: All Faca		33				
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explanat	ion : Prote	ective Metal Grilles	3				
Wood	10%	Now	\$5,900	2052	* *	5	\$1,000	
		ed Finish, : Basemen	Extent : Severe, Ar nt	ea Affect	ted : 100%			
			, Extent : Moderate	e, Area A	ffected : 50%			
	-	: Basemen						
	Split/Crack	ked, Exteni	: Moderate, Area	Affected	: 50%			
	Location	: Basemen	nt					

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

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

Asset #: 2347

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	60% 0-2 Broken/Missing Eleme Location : All Facad Jnt Mortar Miss/Erod, Location : Througho	les Extent : Moderat			5	\$12,100	
Masonry: Brick	30% 0-2 Jnt Mortar Miss/Erod, Location: Througho Miss/Damaged Coping Location: North Fac Spalling, Extent: Mod Location: All Facad	ut zs, Extent : Severe cade lerate, Area Affec	e, Area Aff		5	\$800	
Masonry: Limestone	10% 0-2 Jnt Mortar Miss/Erod, Location: All Facad Staining/Discoloring, Location: Througho	'es Extent : Light, Ar			5	\$300	
Roof							
Copper/Terne Slate	5% 95% Now Broken/Missing Eleme Location: Througho Gut/DS Non Func/Mis Location: South Fac	ut s, Extent : Moder			10	\$1,000	
nterior							
Floors Cast in Place Concrete	5% Now Water Penetration, Ex Location: Boiler Ro		LIFE Area Affec	* * ted : 20%	5	\$1,000	
Ceramic Tile	5%		2030	\$8,900	5	\$400	
Quarry Tile	30% Now Other Observation, Ex Location: Large Ant Explanation: Mispla	imal Run	2032 Area Affec	* * ted : 25%	5	\$2,000	
Vinyl Tile	60% 0-2 Uneven Substrate, Ext. Location: Througho Worn/Eroded, Extent: Location: Througho	ut Moderate, Area	-		3	\$2,000	

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

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

Asset #: 2347

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$8,900	2030	\$17,700	5	\$300	
		Failure, Ex : Tortoise	tent : Moderate, Ai Holding	rea Affec	ted : 50%			
Gypsum Board	20%	Now	\$2,100	LIFE	* *	5	\$1,500	
71	Worn/Eroc	ded, Extent	: Severe, Area Affe	ected: 1.	5%		·	
	Location	: Base Of	Walls In Corridors					
Plaster	35%			LIFE	* *	5	\$1,300	
Plywood/Hardboard	40%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$700	2032	* *	5	\$500	
-	Water Pen	etration, E.	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Classroo	m					
Gypsum Board	60%			LIFE	* *	5	\$6,600	
Plaster	30%			LIFE	* *	5	\$1,600	

ectrical	Current Repai	r Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2027	\$1,500	5				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Garage							
	Explanation : Main Servi	ice Disconnect Switch	Rated At 100 Amp	eres				
Transformers								
Dry Type	100%	2025	\$16,500	5				
7 71	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: 1st Floor							
	Explanation: One 30 Ki	lovolt-ampere, 480hv-	208/120lv					
Raceway								
Conduit	100%	2027	\$32,700	1				
Panelboards								
Molded Case Bkrs	100%	2043	* *	5	\$200			
Wiring								
Braided Cloth	70% 2-4	\$20,200 2052	* *	1				
	Insulation Aged, Extent: Moderate, Area Affected: 100%							
	Location : Throughout							
Thermoplastic	30%	2047	* *	1				

Lighting

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

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

Asset #: 2347

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2022	\$63,700	10	\$5,600	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Throughout The Building					
	Explanation: T-12 Lamps					
Incandescent	5%	2022	\$3,400	2		
Egress Lighting						
Emergency, Battery	50%	2022	\$4,500	10	\$800	
Exit, Service	50%	2022	\$500	1		
Exterior Lighting						
Incandescent	20%	2022	\$4,300	2		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2022	\$4,100	1	\$500	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Hallways					
	Explanation: Intrusion Alarm Only					

Mechanical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2037	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2025	\$48,400	1	\$3,200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement						
	Explanation: 2 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2026	\$9,800	4	\$500		
Terminal Devices							
Air Handler	60%	2022	\$52,900	1	\$2,400		
Convector/Radiator	40%	2025	\$13,400	1	\$800		
Air Conditioning							
Energy Source							
Electricity	100%	2035	* *	1			
Conversion Equipment							
Split Unit	20%	2022	\$26,800				
•	R-22 Refrigerant, Extent : Light Location : 1st Floor	nt, Area Affected :	20%				
Window/Wall Unit	30%	2021	\$3,900	1			
No Component	50%		,				

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

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

Asset #: 2347

Mechanical		Current R	lepair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2022	\$7,000	1	\$800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2027	\$1,300	2	\$900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,600	
Exhaust Fans								
Interior	100%			2022	\$22,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$46,800	1		
Water Heater								
Gas Fired	100%			2025	\$3,800	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$18,400	LIFE	* *	1		
	Corroded,	Extent: Me	oderate, Area Affe	cted: 309	%			
	Location	: Througho	out					
Sump Pump(s)								
Submersible	100%			2021	\$200	4	\$200	
Fixtures								
Generic	100%							

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

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

Print Date: 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

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
Total	\$641,000	\$309,200
Importance Code A	\$336,300	\$58,700
Importance Code B	\$268,200	\$250,600
Importance Code C	\$36,500	
Total	\$641,000	\$309,200

Mechanical	\$13,100	\$4,200	\$2,700	\$1,700
Total	\$84,900	\$45,700	\$66,400	\$3,700
Importance Code A	\$43,400	\$34,400	\$700	\$700
Importance Code B	\$41,500	\$11,300	\$65,700	\$2,900
1	· · - je · ·	, ,- ,-	· 9. · ·	4-,
Importance Code C				



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

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

Asset #: 2352

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_		
Cast Stone/Terra Cotta			\$7,300 l, Extent : Modera At Rotunda	LIFE te, Area 2	* * Affected : 15%	5	\$3,100	
Masonry: Brick	Location	nce, Extent : North Fo				5	\$600	
	Location Misaligne	: Electrica d/Bulging,	l, Extent : Modera el Room Entrance Extent : Light, Are					
1		: North Fa	icade		* *		4500	
Masonry: Granite Masonry: Limestone	_		\$229,700 Extent : Moderate	LIFE LIFE c, Area A	* *	5 5	\$700 \$12,500	
	Location Staining/L Location Vegetation	: Within C Discoloring, : North Ar	derate, Area Affec Jupola Above Centi Extent : Moderate Id South Facades Extent : Moderate, cades	ral Dome e, Area Ą	e ffected : 25%			
Window Wall	5%			2037	* *	5	\$3,700	
Windows Wood	_	0-2 Deteriorate : Clerstory	\$13,000 d, Extent : Moderd Windows	2035 ute, Area	* * Affected : 25%	5	\$3,800	
Parapets								
Masonry: Limestone	Jnt Morta	Now r Miss/Erod : Cornice	\$16,300 l, Extent : Modera	LIFE te, Area	* * Affected : 10%	5	\$1,200	
	Location Vegetation	: Perimete	Extent : Moderate,					
Roof								
Copper/Terne			ent, Extent : Light, blaced In 2014	2062 Area Aff	* * Pected : 100%	10	\$31,800	
Skylight, Metal/Glass	Broken/M Location	: Through	\$106,600 ents, Extent : Mod out ent : Moderate, Ai					

Interior

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

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

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

Asset #: 2352

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
Interior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *			
Fiberglass Panel	5%			LIFE	* *			
Masonry: Brick	45%	Now	\$36,500	LIFE	* *			
•	Efflorescer	nce, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Rhino Ex	hibit And South Ei	ntry Vest	ibule			
			ctent : Moderate, A try Vestibule	Area Affe	ected : 10%			
Masonry: Limestone	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$3,700	
Ceilings							·	
AcousTileConcealSpLn	5%			2032	* *	5	\$1,300	
Masonry: Infill Arch	95%	0-2	\$20,600	LIFE	* *			
,	Water Pen	etration, Ex	ctent : Moderate, A		ected : 10%			
			try Vestibule	55				

Electrical	Current Repair	Future Repl	lacement	M	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2037	* *	3					
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: Main Service Switc	h Rated At 600 Amp	eres, 4,160r	,					
Transformers									
Dry Type	100%	2032	* *	3	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: One 300 Kilovolt-ampere, 4,160 Hv - 480/277 Lv								
Feeders									
Cable	100%	2035	* *	1					
Raceway									
Conduit	100%	2037	* *	1					
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 Disco	onnect Switch Rated	At 600 Amp	eres.					

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

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

Asset #: 2352

Electrical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Transformers								
Dry Type	75%	2032	* *	5				
	Other Observation, Extent : M	Aoderate, Area Affected	l: 100%					
	Location : Electrical Room							
	Explanation : One 112 Kilo 480 Hv - 208l120 Lv			d One 15	Kilovolt-ampere			
Dry Type	25%	2044	* *	5				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room							
	Explanation: 75 Kilovolt-a	mpere, 480/2018/120 V	olts					
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	1000/	2022	* *		Ø4.400			
Automatic	100%	2032	* *	1	\$4,400			
Generators	1000/	2020	#02.000	1	\$5.600			
Diesel	100%	2030	\$83,000	1	\$5,600			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Electrical Room		V:1					
D. W. C.	Explanation : Emergency G	enerator Ratea At 125	Kilowatis					
Batteries Nickel Cadmium	100%	2021	\$1,700	5	\$3,200			
Fuel Storage					-			
Main Tank	100%	2042	* *	5	\$400			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Generator Room	/ Electrical Room						
	Explanation: 280 Gallon R	ated Capacity						

Lighting

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

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

Asset #: 2352

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	75%	2035	* *	10	\$9,900	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	rate, Area	Affected: 100%			
Fluorescent	15%	2035	* *	10	\$2,000	
	Compact Fluorescent Light, Extent : Ma Location : Exhibit	oderate, A	rea Affected : 100	0%		
HID	10%	2027		10		
Egress Lighting						
Emergency, Service	50%	2027	\$4,000	1		
Exit, LED	50% Now \$3,400	2067	* *	1		
	Not Functioning, Extent : Moderate, Ar Location : 1st Floor	ea Affecte	d : 100%			
Exterior Lighting						
Fluorescent	10%	2027	\$5,200	10	\$100	
	Compact Fluorescent Light, Extent : Ma Location : Outside	oderate, A	rea Affected : 100)%		
No Component	90%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2027	\$50,500	1-3	\$2,700	
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%			
	Location : Hallways					
	Explanation: Manual Pull Stations A	nd Alarm I	Bells Only			

echanical	Current Repair	Future	Replacement	М	aintenance	
rstem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2037	* *	1		
	Other Observation, Extent : Li	ght, Area Affected :	100%			
	Location: Basement					
	Explanation: Cogeneration	Hot Water From Por	wer Plant To Wa	rm-up Th	ne Boilers	
Conversion Equipment	-					
Hot Water Boiler	50%	2025	\$58,700	1	\$3,500	
	Other Observation, Extent : Li	ght, Area Affected :	50%			
	Location: Basement					
	Explanation: 2 Units And 1	Cogenerated Hot Wo	ater Heat Exchan	iger.		
Hot Water Boiler	50%	2044	* *	1	\$3,500	
Distribution						
Hot Wtr Piping/Pump	100% Now	\$2,400 2035	* *	4	\$700	
1 5 1	Corroded, Extent: Moderate,	Area Affected : 30%				
	Location: Valves And Piping	In Basement				

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

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

Asset #: 2352

Mechanical	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	100%	2022	\$214,000	1	\$8,900	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,000	
Exhaust Fans						
Interior	100%	2022	\$54,200	2	\$400	
Plumbing H/C Water Piping Galvanized Steel	100% Now Corroded, Extent : Mode.	\$6,700 2025	\$66,800	1		
	Location : Basement	raic, mea nyecica . 20				
HW Heat Exchanger Steam Fired	100% Now Corroded, Extent: Model Location: Basement	\$2,400 2027 rate, Area Affected : 20	\$24,200	4	\$1,400	
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%					

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$194,500	
Electrical	\$49,700	\$151,600
Mechanical		\$121,900
Total	\$244,200	\$273,500
Importance Code A	\$194,500	
Importance Code B	\$49,700	\$273,500
Total	\$244,200	\$273,500

Total	\$44,700	\$52,800	\$6,900	\$5,000
Importance Code C				
Importance Code B	\$36,900	\$49,300	\$6,100	\$1,700
Importance Code A	\$7,800	\$3,500	\$800	\$3,300
Total	\$44,700	\$52,800	\$6,900	\$5,000
Mechanical	\$2,100	\$24,400	\$2,600	\$1,400
Electrical	\$35,700	\$22,200	\$1,200	\$1,200
Interior Architecture		\$3,500	\$3,100	
Exterior Architecture	\$6,900	\$2,600		\$2,500
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2363

chitecture	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Copper/Terne	2%	2047 **	10	\$900	
Masonry: Brick	80% Now \$136,800		5	\$14,500	
	Broken/Missing Elements, Extent : Se	evere, Area Affected : 10%			
	Location: Loading Docks	1 050/			
	Jnt Mortar Miss/Erod, Extent : Model	rate, Area Affected : 25%			
	Location: North Facade	4 400 + 1 200/			
	Patching Evident, Extent: Moderate,	Area Affectea : 20%			
	Location: Throughout	1 100 1 500/			
	Vegetation Growth, Extent: Moderate	**			
	Location: North, South And East Fo				
	Water Penetration, Extent : Moderate Location : North Facade	e, Area Affectea : 10%			
Metal Panel	5%	2037 **	5-10	\$6,200	
Metal Sect. OHD	5%	2040 **	5	\$2,800	
Slate Panels	5% Now \$2,500		5	\$700	
	Broken/Missing Elements, Extent: M			*	
	Location : Upper Floor	••			
Weathering Steel	3%	LIFE **	1		
Windows					
Aluminum	75% Recent Replace Evident, Extent : Ligh Location : Throughout	2049 ** ht, Area Affected : 100%	5	\$4,900	
Steel	25% 0-2 \$4,500	2035 **	5	\$10,300	
Sicci	Deteriorated Finish, Extent : Modera Location : Throughout West Facade	ite, Area Affected : 10% e	J	\$10,500	
	Thermally Inefficient, Extent : Moder Location : Throughout West Facade				
Roof					
Copper/Terne	2%	2042 **	10	\$900	
Slate	43% Now \$40,400				
	Broken/Missing Elements, Extent : Ma Location : Throughout	oderate, Area Affected : 15%			
	Water Penetration, Extent : Moderate Location : North Facade	e, Area Affected : 5%			
	Other Observation, Extent : Light, Ar	con Affactad : 100%			
	Location: West Building	eu Ajjecieu . 10070			
	Explanation: Roof Area Is Over Di	ivactors House			
C1-4-					
Slate	55% 0-2 \$17,200 Gut/DS Non Func/Miss, Extent : Mod				
	Location : South Facade				
	Vegetation Growth, Extent : Moderate Location : Throughout	te, Area Affected : 20%			
	Other Observation, Extent : Light, Ar Location : East Building	rea Affected : 100%			

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

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

Asset #: 2363

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
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%						
	Other Obse	ervation, Extent : Light, Area	Affected	! : 0%			
	Location	: Directors House					
	Explanat	ion : Private Access Only					
Interior Walls							
Gypsum Board	15%		LIFE	* *	5	\$2,000	
Plaster	35%		LIFE	* *	5	\$2,400	
Not Accessible	50%						
	Other Obse	ervation, Extent : Light, Area	Affected	! : 0%			
	Location	: Directors House					
	Explanat	ion : Private Access Only					
Ceilings							
Gypsum Board	20%		LIFE	* *	5	\$6,200	
Plaster	30%		LIFE	* *	5	\$4,700	
Not Accessible	50%						
	Other Obse	ervation, Extent : Light, Area	Affected	! : 0%			
	Location	: Directors House					
	Explanat	ion : Private Access					

ectrical	Current Re	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$5,000	5	\$100	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: 1st Floor						
	Explanation: Main S	ervice Switch Rate	ed At 40	0 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$101,900	5	\$100	
Raceway							
Conduit	100%		2027	\$29,000	1		
Panelboards							
Fused Disc Sw	5%		2026	\$1,600	5		
Molded Case Bkrs	95%		2026	\$29,600	5	\$400	
Wiring							
Braided Cloth	50% 2-4	\$24,400	2052	* *	1		
	Insulation Damaged, E	Extent : Moderate, .	Area Aj	fected : 100%			
	Location : Throughou	ut The Building					
Thermoplastic	30%		2027	\$14,600	1		
Thermoplastic	20%		2037	**	1		

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

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

Asset #: 2363

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers			***	_	***	
Locally Mounted	100%	2025	\$30,700	5	\$100	
Ground						
Grounding Devices	1000/ 2.4	20.000 1.155	* *	-	#200	
Generic	100% 2-4 S Other Observation, Extent: Mo Location: Water Main Explanation: Corroded	59,900 LIFE oderate, Area Affe		5	\$200	
Stand-by Power	*					
Transfer Switches						
Automatic	100%	2044	* *	1	\$5,200	
Generators						
Diesel	100% Other Observation, Extent : Mo	2040 oderate. Area Affe	* * cted : 100%	1	\$6,500	
	Location : Outside Explanation : Emergency Gen			tings		
Batteries	7 3 7			8		
Lead/Acid	100%	2022	\$1,600	5	\$600	
Fuel Storage						
Main Tank	100%	2062	* *	5	\$500	
	Other Observation, Extent : Mo Location : Outside	oderate, Area Affe	cted : 100%			
	Explanation: 300 Gallons Ro	ited Capacity				
Lighting						
Interior Lighting						
Fluorescent	50%	2022	\$49,700	10	\$7,700	
	Other Observation, Extent : Lig Location : Throughout The B Explanation : T-12 Lamps		: 100%			
Fluorescent	50%	2027	\$49,700	10	\$7,700	
	Compact Fluorescent Light, Ex Location : Throughout The B	tent : Moderate, A	. ,		41,100	
Exterior Lighting	0 11					
Incandescent	20%	2022	\$11,200	2		
No Component	80%		÷11, = 30	-		

Mechanical	Current Repair	Future Replacer	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2047	* *	5	\$5,200	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Basement					
	Explanation: (3) 250 Gallon Oil Tank	S				

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

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

Asset #: 2363

Mechanical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$8,300	
		servation, Extent : Ligh					
		ı : Ground Level Boilei		ement			
	Explana	tion : (2) #2 Oil Burnir	ig Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2032	* *	1	\$5,400	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	60%		2022	\$20,400	1		
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2027	\$121,900	1		
HW Heat Exchanger							
Steam Fired	100%		2047	* *	4	\$1,700	
		place Evident, Extent :					
		ı : Ground Level And E					
		servation, Extent : Ligh					
	Location	ı : Ground Floor And I	Basement Boiler	Rooms			
	Explana	tion: 2 Domestic Hot	Water Tanks Wit	h Hot Water Coils			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2021	\$600	4	\$500	
Fixtures							
Generic	100%						

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

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

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

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$151,300
Interior Architecture		\$77,300
Electrical		\$132,200
Mechanical	\$120,400	
Total	\$120,400	\$360,800
Importance Code A	\$54,300	\$151,300
Importance Code B	\$66,100	\$209,500
Total	\$120,400	\$360,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$50,300	\$2,200		_
Interior Architecture	\$26,100			
Electrical	\$100	\$100		
Mechanical	\$4,000	\$24,200	\$1,600	\$800
Total	\$80,500	\$26,500	\$1,600	\$800
Importance Code A	\$50,400	\$2,600	\$400	\$400
Importance Code B	\$30,100	\$23,900	\$1,200	\$400
Importance Code C				
Total	\$80,500	\$26,500	\$1,600	\$800



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset #: 2333

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Concrete Masonry Unit	90%			LIFE	* *	5	\$12,000	
Metal Panel	5%		#16000	2037	* *	5-10	\$7,300	
Window Wall	5%		\$16,000	2037		5	\$2,000	
		_	xtent : Moderate, 2 At Main Entrance		ctea : 20%			
Windows	Locuitor	i . Mullions	At Main Entrance					
Aluminum	100%	0-2	\$23,300	2035	* *	5	\$300	
7 Claiminain	Glazing C		tent : Moderate, Ar		ted : 10%	3	Ψ300	
		_	ent : Moderate, Are	ea Affecte	ed · 30%			
	_	: Through		ia 1133 cere	. 5070			
Parapets		3 -						
Concrete Masonry Unit	95%			LIFE	* *	5	\$2,000	
Metal Panel	5%			2037	* *	5	\$400	
Roof								
Modified Bitumen	75%			2027	\$151,300	10	\$10,700	
			ıt, Extent : Light, A	rea Affe	cted : 100%			
	Location	: Roof Red	cently Resurfaced					
Skylight, Metal/Glass	5%		\$11,000	2037	* *			
	_	roken/Crac : Through	ked, Extent : Mode	erate, Are	ea Affected : 10%			
		_	oui xtent : Moderate, 2	1roa Affa	cted : 10%			
			xieni . Moderdie, 2 ewing Area	пец Ајје	ciea . 1070			
Claricalet Diagric	20%	. 19101111 7 10	wing mea	2032	* *	1		
Skylight, Plastic terior	20%			2032		1		
Floors								
Cast in Place Concrete	35%			LIFE	* *	5	\$9,200	
Panel/Paver: Cer/Brk		Now	\$20,700	2035	* *	5	\$4,800	
2 11222 2 117 227 2 217 217			Extent : Moderate		ffected : 10%		4 1,000	
	_	_	out Public Space A					
Quarry Tile	15%	0-2	\$5,400	2032	* *	5	\$1,400	
Quarry Trie			Extent : Moderate		ffected : 10%	J	Ψ1,100	
	_	_	out Public Space		V			
Steel Grating	15%			2037	* *	1		
Interior Walls	1070							
Concrete Masonry Unit	80%			LIFE	* *	5	\$2,100	
Plaster	20%			LIFE	* *	5	\$400	
Ceilings								
Fiber Board	75%			2027	\$77,300			
Plaster	20%			LIFE	* *	5	\$1,900	
Wood	5%			LIFE	* *	5	\$6,600	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset # : 2333

Electrical	Current Repair	Futur	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room			5		
Tuonafammana	Explanation : Main Service Switch Ra	tea At 20	00 Amperes.			
Transformers Dry Type	100% Other Observation, Extent: Moderate, Location: Outside The Building Explanation: One 45 Kilovolt-ampere			5		
Switchgear / Switchboard Molded Case Bkrs	100%	2027	\$84,600	5	\$200	
Raceway Conduit	100%	2027	\$14,500	1		
Panelboards						
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	95%	2026	\$14,800	5	\$200	
Wiring Thermoplastic	100%	2027	\$19,000	1		
Motor Controllers Locally Mounted	100%	2025	\$30,700	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	000/	2027	Ф. 42 .000	10	Φ	
Fluorescent	90% T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building	2027 rate, Are	\$42,900 a Affected : 100%	10	\$6,600	
Fluorescent	10% Compact Fluorescent Light, Extent: Ma Location: Exhibits	2027 oderate, 2	\$4,800 Area Affected : 100	10	\$700	
Egress Lighting						
Emergency, Battery	50%	2027	\$5,600	10	\$1,000	
Exit, Service	50%	2027	\$1,400	1		
Exterior Lighting HID	30%	2027	\$9,500	10		
No Component	70%					

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

Heating

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset #: 2333

System Camponent Type Fall Date Estimated Cost FY Stimated Cost Cycle Cycle	Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
Heating	System	% of				-			Priority
Heating Energy Source Natural Cas 10% 2037 * * 1							-		
Natural Gas 10% 2037 ** 1		·							
Interruptible Gas/Dual Fuel 90% Now \$200 2037 ** 1	Energy Source								
Fuel Not in Service, Extent : Severe, Area Affected : 5% Location : Oil Control Box, Boiler Room									
Conversion Equipment Furnace		90%	Now	\$200	2037	* *	1		
Furnace						5%			
Not in Service, Extent: Severe, Area Affected: 10% Location: Wild Dog Area Ist Floor									
Location : Wild Dog Area Street : Light, Area Affected : 10%	Furnace						1	\$400	
Hot Water Boiler					fected : 1	10%			
Hot Water Boiler For Hot Water Boiler For Hot Water Boiler For Hot Water Boiler Hot Water Boiler Hot Water Boiler For Hot Water, Extent: Light, Area Affected: 100%			_	-					
Hot Water Boiler					Affected	l : 10%			
Hot Water Boiler			_	-					
Boiler Used For Hot Water, Extent: Light, Area Affected: 100%									
Location : Boiler On Extended Life, Extent : Severe, Area Affected : 90%	Hot Water Boiler						1	\$3,200	
On Extended Life. Extent: Severe, Area Affected: 90% Location: Boiler Room				Water, Extent: Lig	ght, Area	Affected: 100%			
Location : Boiler Room Other Observation, Extent : Light, Area Affected : 90% Location : Boiler Room Explanation : 1 Unit									
Other Observation, Extent: Light, Area Affected: 90% Location: Boiler Room Explanation: 1 Unit					Affected	l : 90%			
Location : Boiler Room Explanation : 1 Unit									
Explanation : 1 Unit				-	Affected	l : 90%			
Distribution									
Hot Wtr Piping/Pump No Component 10% 2035 ** * 4 \$400		Explanat	ion : I Uni	ıt .					
No Component 10%		000/			2025	* *	4	\$400	
Terminal Devices	1 0 1				2033		4	\$400	
Air Handler		10%							
Not in Service, Extent : Severe, Area Affected : 10% Location : For Interviewing Area		600/	Now	\$2,200	2022	\$66,100	1	\$2.700	
Location : For Interviewing Area Convector/Radiator 10% 2032 * * 1 \$300 Fan Coil Unit/Heat 20% 2027 \$23,500 1 \$500 No Component 10%	All Halldlei						1	\$2,700	
Convector/Radiator					јестеа . 1	0/0			
Fan Coil Unit/Heat 20% 2027 \$23,500 1 \$500 No Component 10% Air Conditioning Energy Source Electricity 100% 2035 *** 1 Conversion Equipment Window/Wall Unit 2% 2021 \$300 1 No Component 98% Ventilation Distribution 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 Plumbing H/C Water Piping	C /D 11		. I or Inter	viewing Area	2022	* *	1	#200	
No Component 10% 2035 3									
Air Conditioning Energy Source Electricity 100% 2035 ** 1 Conversion Equipment Window/Wall Unit 2% 2021 \$300 1 No Component 98% Ventilation 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 Plumbing H/C Water Piping					2027	\$23,500	1	\$500	
Energy Source		10%							
Electricity 100% 2035 ** 1									
Conversion Equipment Window/Wall Unit 2% 2021 \$300 1 No Component 98%		100%			2025	* *	1		
Window/Wall Unit 2% 2021 \$300 1 No Component 98% Ventilation 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 Plumbing H/C Water Piping		10070			2033		1		
No Component 98%		20%			2021	\$300	1		
Ventilation Distribution LIFE ** 2-5 \$4,500 Exhaust Fans Interior 70% 2022 \$19,500 2 \$200 Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping					2021	Ψ300	1		
Distribution LIFE * * 2-5 \$4,500 Exhaust Fans Interior 70% 2022 \$19,500 2 \$200 Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping		7070							
Ductwork/Diffusers 100% LIFE ** 2-5 \$4,500 Exhaust Fans Interior 70% 2022 \$19,500 2 \$200 Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping									
Exhaust Fans Interior 70% 2022 \$19,500 2 \$200 Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping		100%			LIFE	* *	2-5	\$4.500	
Interior 70% 2022 \$19,500 2 \$200 Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping								Ψ .,ε σσ	
Roof 30% 2022 \$3,900 2 \$100 Plumbing H/C Water Piping		70%			2022	\$19,500	2	\$200	
Plumbing H/C Water Piping									
H/C Water Piping	Plumbing					· · · · · · · · · · · · · · · · · · ·			
		100%			2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset # : 2333

Mechanical	Current Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
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%					

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$174,600	
Electrical	\$2,000	\$5,100
Mechanical	\$72,900	\$35,500
Total	\$249,500	\$40,500
Importance Code A	\$247,500	
Importance Code B	\$2,000	\$40,500
Total	\$249,500	\$40,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$93,500	\$14,800	\$80,900	\$1,000
Importance Code A	\$39,500	\$2,200	\$600	\$500
Importance Code B	\$54,100	\$12,600	\$80,300	\$500
Importance Code C				
Total	\$93,500	\$14,800	\$80,900	\$1,000



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls						_	*	
Cast in Place Concrete	Cracking/ Location Misaligne Location	n : West En d/Bulging, n : West En		airs Area Af	fected : 5%	5	\$6,700	1
	Location To Follo	n : Entire F w From Ap	Extent : Severe, Are acility Under Cons oril 2012 Survey or Construction			etion On	Jan 2017. Report	
Masonry: Brick	75% Horizonta Location	Now l Cracks, E i : Through	\$95,400 Extent : Moderate, A out			5	\$10,100	
	Location	: East Fac	Extent : Severe, Are cade ent : Moderate, Are					
			sement Entrance	a Hyjeen	. 1070			
Stucco Cement	10%			2032	* *	5	\$3,400	
Wood	Broken/M	Now issing Elem i : At Main	\$11,100 nents, Extent : Mod Entrance	2040 erate, Ai	* * rea Affected : 5%	5	\$1,700	
	Deteriora		Extent : Light, Are	a Affecte	ed : 10%			
Windows								
Aluminum	35%		#25.200	2035	* *	5	\$500	
Wood	Deteriora Location	: Through			fected : 50%	5	\$4,300	
	Location	: Through	, Extent : Moderate out : : Moderate, Area					
	Location	: Through	out					
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$200	
Masonry: Brick			\$3,200 Extent : Moderate, 2 out	LIFE Area Affe	* * ected : 25%	5	\$500	
Roof		· · ·						
Skylight, Plastic Not Accessible	3% 97%			2032	* *	1		
erior								

Interior

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	40%			2023	\$76,800	3	\$8,700	
Cast in Place Concrete	40%			LIFE	* *	5	\$12,600	
Ceramic Tile	10%		\$29,200	2042	* *	5	\$700	
	Location	: First Flo						
		ted Finish, 1 : First Flo	Extent : Severe, Ar oor	ea Affec	ted : 25%			
Vinyl Tile	10%	0-2	\$2,600	2032	* *	3	\$500	
·		issing Elem i : Second I	nents, Extent : Mod Floor	erate, Ai	rea Affected : 10%			
	Loose/Del		e, Extent : Moderat	e, Area 2	Affected : 15%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,200	
Gypsum Board	35%			LIFE	* *	5	\$3,200	
Masonry: Brick	40%			LIFE	* *			
Ceilings								
Exposed Concrete	30%			LIFE	* *	5	\$700	
Exposed Concrete	5%		\$9,700	LIFE	* *	5	\$100	
	_	_	Extent : Moderate		ffected : 20%			
			ver Second Floor E					
	-	-	ent, Extent : Moder	ate, Are	a Affected : 10%			
		ı : Boiler R -						
			xtent : Moderate, 2 Floor Offices	Area Affe	ected : 10%			
Gypsum Board	15%			LIFE	* *	5	\$2,700	
Gypsum Board		Now	\$3,000	LIFE	* *	5	\$1,800	
71		Crumbling, a : 2002 Ad	Extent : Moderate	, Area A	ffected : 5%		. ,	
	Water Per		xtent : Moderate, 2	Area Affe	ected : 10%			
Plaster	40%		\$7,900	LIFE	* *	5	\$3,600	
1 145001			xtent : Severe, Are		ed · 25%	3	\$5,000	
			erimeter Of Second		u . 23/0			

	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Inder 600 Volts Service Equipment Molded Case Bkrs	100%	2053 **	5 \$300	

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

Location : Electrical Room

Explanation: Main Service Switch Rated At 400 Amperes.

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

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2053	* *	5	\$300	
					1		
30%			2053	* *	1		
				· ·			
			2026			\$100	
50%			2049	* *	5	\$100	
				\$14,500	1		
50%			2053	* *	1		
100%			2025	\$15,700	5	\$100	
100%							
				+-,		\$400	
_			erate, Ar	ea Affected : 100%	Ó		
43%			2035	* *	10	\$3,800	
_			rate, Are	a Affected : 100%			
2%			2022	\$2,000	10	\$200	
		_				* **	
50%			2035	* *			
100%							
10070							
	100% 70% 30% 10% 40% 50% 50% 100% 100% 100% T-12 Lamp Location 43% T-8 Lamps Location 20% Compact If Location 50%	% of Total	Total (Years) 100% 70% 30% 10% 40% 50% 50% 100% 100% T-12 Lamps And Fixtures, Extent: Model Location: Basement 43% T-8 Lamps And Fixtures, Extent: Model Location: Throughout The Building 2% Compact Fluorescent Light, Extent: Model Location: Basement 50% 100%	Nof Total Fail Date Estimated Cost Year FY	100% 2053 ** 100% 2053 ** 70% 2027 \$22,900 30% 2053 ** 10% 2026 \$1,600 40% 2026 \$6,200 50% 2049 ** 50% 2027 \$14,500 50% 2053 ** 100% 2025 \$15,700 100% 2025 \$15,700 100% 2025 \$200% 100% 2027 \$200% 100% 2027 \$14,500 2027 \$14,500 2028 \$15,700 100% 2025 \$15,700 100% 2025 \$15,700 100% 2025 \$200% 100% 2020 \$2,000 100% 2020 \$2,000 100% 2021 \$2,000 100% 2022 \$2,000 100% 2020 \$2,000 100% 2021 \$2,000 100% 2022 \$2,000 100% 2023 \$2,000 100% 2025 \$2,000 100% 2025 \$2,000 100% 2025 \$2,000 100% 2025 \$2,000 100% 2025 \$2,000 2020 \$2,0	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Fail Date Estimated Cost Total (Years) Year Estimated Cost (Yrs)

Mechanical	Current Repai	r Future Re	eplacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est		Cycle Estimated Cost (Yrs)	Priority
Heating					
Energy Source	1000/	2027	* *	1	
Natural Gas	100%	2037	4- 4-	1	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Mechanical	Current	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	1000/ 0.2	Ф 72 000	2047	* *		#4.200	
Hot Water Boiler	100% 0-2	\$72,900	2047	* *	1	\$4,300	
	Corroded, Extent : S Location : Baseme		a:/0%				
			1 Affactad	. 1000/			
	On Extended Life, E Location : Baseme		Ајјестеа	. 100%			
	Other Observation,		Affected	. 100%			
	Location: Baseme		Ајјестеи	. 100/0			
	Explanation: 1 Ur						
Distribution	Explanation . 1 Of	ııı					
Hot Wtr Piping/Pump	70%		2035	* *	4	\$300	
Under Construction	30%		2000		•	4200	
	Other Observation,	Extent : Light, Area	Affected	: 0%			
	Location:	C					
	Explanation : Enti	re 3rd Floor Is Und	ler Consti	ruction			
Terminal Devices							
Convector/Radiator	70%		2025	\$35,500	1	\$2,200	
Under Construction	30%						
	Other Observation,	Extent : Light, Area	Affected	: 0%			
	Location:						
	Explanation : Enti	re 3rd Floor Is Und	ler Consti	ruction			
Air Conditioning							
Energy Source	100%		2035	* *	1		
Electricity	100%		2033		1		
Conversion Equipment Window/Wall Unit	30%		2022	\$5,900	1		
No Component	30%		2022	\$3,900	1		
Under Construction	40%						
onder construction	Other Observation,	Extent : Light, Area	Affected	: 0%			
	Location : Roof		95				
	Explanation: Rtu	Replacement					
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	1000/		2027	* *	1		
Brass/Copper	100%		2037	* *	1		
Water Heater Gas Fired	1000/		2027	¢5 000	2	\$100	
Gas Fired	100%	lant Extant : Light	2027	\$5,800	2	\$100	
	•	_	ліки АДС	cieu . 100/0			
Gas Fired	Recent Replace Evic Location : Baseme	_		•	<i>L</i>	\$100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	20%	0-2	\$1,400	LIFE	* *	1		
	Corroded,	Extent: M	oderate, Area Affe	cted : 15	%			
	Location	: Basemen	t					
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	

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$514,500	\$613,200
Interior Architecture	\$62,800	\$84,000
Electrical		\$389,600
Mechanical	\$434,700	\$296,200
Total	\$1,012,100	\$1,382,900
Importance Code A	\$514,500	\$613,200
Importance Code B	\$497,500	\$769,800
Total	\$1,012,100	\$1,382,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$83,200	\$38,200	\$143,900	\$9,400
Importance Code A	\$23,200	\$25,400	\$900	\$900
Importance Code B	\$59,900	\$12,800	\$143,000	\$8,500
Importance Code C				
Total	\$83,200	\$38,200	\$143,900	\$9,400



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Cast in Place Concrete	5%			LIFE	* *	5	\$5,600	
Masonry: Brick Cavity	80%		\$141,000	LIFE	* *	5	\$18,000	
Masomy. Block Cuvily	Expansion		re, Extent : Light, A		cted : 20%	J	Ψ10,000	
		l Cracks, E e : East Fac	Extent : Moderate, 2 cade	Area Affe	ected : 20%			
	Location	: East Fac						
		n Growth, I n : All Faca	Extent : Moderate, ides	Area Aff	ected: 35%			
Metal Panel	10%			2037	* *	5-10	\$15,500	
Window Wall	5%			2037	* *	5	\$4,200	
Windows Metal Louvers	100%			2030		10		
Parapets	10070			2030		10		
Masonry: Brick	Expansion	Now Int Failur Through	\$1,500 re, Extent : Modera rout	LIFE te, Area	* * Affected : 20%	5	\$100	
	Rusting M	_	ot, Extent : Light, A	rea Affec	cted : 15%			
Metal Panel No Component	2% 88%			2037	* *	5	\$100	
Roof								
Built-Up (BUR)	Worn/Ero		\$92,900 t : Severe, Area Aff Coof With Mechanic			ngen Plat	nt	
Metal Panel	15%	. Lower I	ooj wiin meename	2032	**	$\frac{10}{10}$	\$18,100	
Sloped Glazing		Now	\$280,600	LIFE	* *	5	\$613,200	
Stoped Stazing	Glazing B		cked, Extent : Mode		ea Affected : 10%	3	ψ013,200	
			Extent : Moderate, 2 hibition Space	Area Affe	ected : 10%			
Traffic Topping	Ponding, Location	: Over Ki	\$20,800 oderate, Area Affec tchen t: Moderate, Area					
		ueu, Exteni 1 : Over Kii		.1,,	. 25/0			
Interior Floors								
Carpet	35%			2023	\$127,700	3	\$14,400	
Cast in Place Concrete	45%			LIFE	* *	5	\$27,000	
Ceramic Tile	5%			2030	\$27,700	5	\$1,400	
Vinyl Tile	5%			2027	\$12,200 * *	3	\$700	
Wood	10%			2042	~ ^	5	\$5,100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Architecture	(Current Repair	Futur	e Replacement	Maintenance			
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Interior Walls								
Cast in Place Concrete	30%		LIFE	* *				
Concrete Masonry Unit	40%		LIFE	* *	5	\$4,100		
Glass: Special Gauge	10%		LIFE	* *	1			
Plaster	20%		LIFE	* *	5	\$1,500		
	Location:	vation, Extent : Light, Area Throughout Exhibit Areas	Affected	! : 100%				
	Explanatio	n : Hand Painted Murals						
Ceilings	100/		2022	* *	-	#2.7 00		
AcousTileSusp.Lay-In	10%		2032	**	5	\$2,700		
Exposed Concrete	20%		LIFE		5	\$900		
Exposed Struc: Wood	35%	2-4 \$62,800	LIFE	* *				
	Staining/Dis	coloring, Extent : Moderate	, Area Ą	ffected : 30%				
	Location:	Exhibit Areas						
Wood	35%		LIFE	* *	5	\$84,000		

ectrical	Current Repair	Future R	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moderate	e, Area Affecte	ed: 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch	Rated At 800 A	1mperes			
Transformers						
Dry Type	100%	2025	\$16,500	5	\$100	
	Other Observation, Extent: Moderate	e, Area Affecte	ed: 100%			
	Location: 1st And 2nd Floor					
	Explanation : One 30 Kilovolt-ampe 480hv-208/120lv	ere, 480hv-208	8/120lv And Thr	ee 15 Kii	lovolt-ampere,	
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5	\$100	
Raceway						
Conduit	50%	2027	\$14,500	1		
Conduit	50%	2037	* *	1		
Panelboards						
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	
Molded Case Bkis						
Wiring						
	30%	2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts					
Motor Controllers					
Locally Mounted	30%	2032 **	5		
Motor Control Center	70%	2025 \$21,500	5	\$400	
round					
Grounding Devices	1000/		_	#200	
Generic	100%	LIFE **	5	\$300	
tand-by Power					
Transfer Switches	1000/	2022 **	1	¢5 700	
Automatic	100%	2032 **	1	\$5,700	
Generators Diesel	100%	2030 \$76,300	1	\$7,100	
Diesei	Other Observation, Extent : Moderate		1	\$7,100	
	Location: Basement	z, mea mjecica i 10070			
	Explanation : Emergency Diesel Ge.	nerator Rated At 235 Kilowa	tts		
Batteries	Expranation . Emergency Dreser Ge	nerator Ratea III 233 Illiona	5		
Lead/Acid	100%	2021 \$1,600	5	\$700	
Fuel Storage				4	
Day Tank	50%	2035 **	5	\$1,700	
,	Other Observation, Extent : Moderate	e, Area Affected : 100%		+)	
	Location: Generator Room	••			
	Explanation: 25 Gallons Rated Cap	pacity			
Main Tank	50%	2042 **	5	\$300	
1720011 1 00011	Other Observation, Extent : Moderate			4200	
	Location: Outside				
	Explanation: 5000 Gallons Rated C	Capacity			
ighting	*	•			
Interior Lighting					
Fluorescent	30%	2027 \$32,700	10	\$5,000	
	T-12 Lamps And Fixtures, Extent: Me	oderate, Area Affected : 100%	6		
	Location : Exhibits Area				
Fluorescent	50%	2035 **	10	\$8,400	
	T-8 Lamps And Fixtures, Extent: Mod	derate, Area Affected : 100%			
	Location: Throughout The Building	-			
Incandescent	20%	2027 \$48,400	2	\$100	
Egress Lighting		· /		·	
Emergency, Service	40%	2027 \$3,800	1		
Emergency, Battery	10%	2027 \$2,600	10	\$400	
Exit, Service	50%	2027 \$3,200	1	•	
Exterior Lighting		, -) - 			
HID	30%	2027 \$21,700	10		
No Component	70%	. , , , , , ,			
Alarm					
Fire/Smoke Detection					
Generic, Digital	100%	2027 \$198,100	1-3	\$11,700	
, 2	Other Observation, Extent : Moderate				
	Location : Throughout The Building	-			
	Explanation : Smoke Detectors, Alar	rm Bells, Strobe Lights, Mani	ıal Pull S	Stations, Horns	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source 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	1000/			2025	ماد ماد		4000	
Hot Wtr Piping/Pump	100%			2035	* *	4	\$900	
Terminal Devices	000/	2.4	#22	2027	* *	1	фо. 2 00	
Air Handler			\$226,700 tent : Moderate, A t And Second Floo		eted : 90%	1	\$9,200	
Fan Coil Unit/Heat			\$26,800 tent : Moderate, A And Vestibule	2037 rea Affec	* * ted : 10%	1	\$500	
Air Conditioning								
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	
	Other Obse	ervation, E	xtent : Light, Area	Affected	! : 70%			
	Location	: Co-gener	r Plant					
	Explanati	on : Refrig	gerant Lithium Bro	mide. In	stalled In Adjacent	Building	5	
Exterior Pkg Unit - Cooling	10%			2027	\$14,500	2	\$100	
	R-22 Refrig		ent : Light, Area A	ffected :	10%			
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%							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Mechanical		Current Repai	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection	700/			2021	Ф 2 О 10О	2	#12 000	
Water Cooling Tower	70%	Entant Madau	ata Auga Affa	2021	\$38,100	2	\$12,900	
		Extent: Moderate Det			∕ 0			
		'. Moderate Det led Life, Extent :			tad · 70%			
		: Adjacent To C		rea Hyjeel	.ca . 7070			
		ervation, Extent	0	Affected	: 70%			
		: Outside	, _,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	55				
			Disconnected	. Replace	ment Has Schedul	led.		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,200	
Exhaust Fans								
Interior	90%			2022	\$57,400	2	\$500	
		led Life, Extent :	Moderate, A	rea Affect	ted : 90%			
		: Basement						
Roof	10%			2022	\$3,000	2	\$100	
		led Life, Extent :	Moderate, A	rea Affect	ted : 10%			
	Location	: Kitchen Roof						
Plumbing								
H/C Water Piping	100%			2037	* *	1		
Brass/Copper HW Heat Exchanger	10070			2037		1		
Steam Fired	30%	Now	\$8,600	2057	* *	4	\$500	
Steam I ned		ent, Extent : Sev			%	7	Ψ300	
		: 1 Damaged U			, •			
Steam Fired	70%			2053	* *	4	\$1,900	
Steam I fred		ervation, Extent	· Light Area		. 70%	7	\$1,700	
		: Mechanical R	0	11,,, 000000				
	Explana	tion : 2 Units						
Sanitary Piping	1							
Cast Iron	100%	Now	\$13,100	LIFE	* *	1		
	Blockage /	Clogged, Extent	: Severe, Are	ea Affecte	d : 5%			
	Location	: Basement Hv2	? Room					
	Corroded,	Extent: Severe,	Area Affecte	d : 20%				
	Location	: Basement						
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)	4000			2025	* - * * *		* -^-	
Electric	100%			2027	\$5,200	4	\$700	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

Current Rep	pair Futur	e Replacement	М	aintenance	
% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	% of Fail Date E	% of Fail Date Estimated Cost Year	% of Fail Date Estimated Cost Year Estimated Cost	% of Fail Date Estimated Cost Year Estimated Cost Cycle	% of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost

Fixtures

100% Generic

Maintenance \$ are aggregated over a ten-year 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 MADAGASCAR! (FORMER LIONS HOUSE)

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

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
Total	\$68,800	\$47,000
Importance Code A	\$68,800	
Importance Code B		\$47,000
Total	\$68,800	\$47,000

. ,			
\$6,400	\$300		
\$20,500	\$30,800	\$17,300	\$13,400
\$85,400	\$5,500	\$13,300	\$600
\$112,300	\$36,600	\$30,600	\$14,000
\$3,900	\$3,900	\$3,900	\$3,900
\$4,900	\$2,600	\$7,000	\$4,500
\$5,500	\$22,300	\$6,800	\$5,500
\$13,200	\$3,000	\$100	
\$84,800	\$4,800	\$12,700	
FY 2021	FY 2022	FY 2023	FY 2024
	\$84,800 \$13,200 \$5,500 \$4,900 \$3,900 \$112,300 \$85,400 \$20,500	\$84,800 \$4,800 \$13,200 \$3,000 \$5,500 \$22,300 \$4,900 \$2,600 \$3,900 \$3,900 \$112,300 \$36,600 \$85,400 \$5,500 \$20,500 \$30,800	\$84,800 \$4,800 \$12,700 \$13,200 \$3,000 \$100 \$5,500 \$22,300 \$6,800 \$4,900 \$2,600 \$7,000 \$3,900 \$3,900 \$3,900 \$112,300 \$36,600 \$30,600 \$85,400 \$5,500 \$13,300 \$20,500 \$30,800 \$17,300



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

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

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

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

Asset #: 1576

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							
Exterior Walls								
Masonry: Brick		Now	\$17,700	LIFE	* *	5	\$6,800	
			: Moderate, Area 2 g Wall - North Wes					
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	
	_	· Miss/Eroc	l, Extent : Moderat		Affected : 15%		4-,	
	Location	: West Wa	ll At Mechanical R	oom				
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	
			l, Extent : Moderat Stones Throughout	e, Area 2	Affected : 20%			
Metal Rail	5%			2040	* *	5-10	\$2,900	
No Component	35%							
Roof								
Copper/Terne	Water Pen		\$8,300 xtent : Moderate, A longoose Holding (* * ected : 5%			
Metal Panel	10%	Now	\$7,000	2040	* *			
			xtent : Severe, Ared omen Restroom	a Affecte	d : 10%			
Paver: Asphalt	15%	Now	\$16,700	2036	* *			
1	Misalignea	d/Bulging,	Extent : Moderate, e Of Building - Thr	Area Afj				
	Vegetation		Extent : Moderate, .	_				
	Water Pen	etration, E	xtent : Moderate, A Drain And Embedd			mur Hold	ling Cells And	
Skylight, Metal/Glass		etration, E	\$68,800 xtent : Moderate, A nall Wonders	2047 1rea Affe	* * octed : 5%			
Skylight, Plastic	10%			2040	* *	1		
Interior	10,0					•		

Interior

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

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

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

Asset #: 1576

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
50%			LIFE	* *	5	\$19,600	
_			2036	* *	5	\$900	
10%			LIFE	* *	5	\$1,300	
2%			2040	* *	5	\$500	
20%			2032	* *	5	\$5,400	
3%			LIFE	* *	5	\$400	
5%			2032	* *	3	\$300	
5%			2055	* *	5	\$1,700	
10%			LIFE	* *			
3%			2036	* *	5	\$300	
50%	Now	\$6,300	LIFE	* *	5	\$2,000	
Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
Location	ı : West Fac	cade					
8%			LIFE	* *	1		
15%			LIFE	* *			
2%			LIFE	* *			
2%			2047	* *	5	\$700	
8%			LIFE	* *	5	\$200	
2%			LIFE	* *	5	\$800	
5%	Now	\$400	2040	* *	5	\$400	
Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 5%			
Location	i : Women I	Restroom					
45%	Now	\$5,900	LIFE	* *	5	\$1,300	
		. ,		cted : 10%	C	Ψ1,500	
5%			LIFE	* *			
				* *	5	\$1,700	
				* *			
	50% 5% 10% 20% 3% 5% 5% 10% 3% 5% 5% Water Per Location 45% Water Per Location 45% Water Per Location 5%	50% 5% 10% 2% 20% 3% 5% 5% 5% 10% 3% 5% 5% 5% 10% 3% 50% Now Water Penetration, E Location: West Factor Seeding Seedi	50% 5% 10% 2% 20% 3% 5% 5% 10% 3% 50% Now \$6,300 Water Penetration, Extent: Moderate, A Location: West Facade 8% 15% 2% 2% 2% 8% 2% 5% Now \$400 Water Penetration, Extent: Severe, Area Location: Women Restroom 45% Now \$5,900 Water Penetration, Extent: Moderate, A Location: Lemur And Mongoose Hold 5% 15%	Sof Fail Date Estimated Cost Year FY	% of Total Fail Date Estimated Cost FY	Not Fail Date Estimated Cost Year Estimated Cost Cycle FY	Soft

Electrical	Current Repair	Future Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2047 **	3	\$100				
	Other Observation, Extent: Moderate,	Area Affected : 100%						
	Location: Electrical Room							
	Explanation : Main Service Disconne	ct Rated At 600 Amperes, 4,	160 Volts	S				
Transformers								
Dry Type	100%	2040 **	3	\$200				
3 31	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: 750 Kilovolt-ampere, 4.	160/480/277 Volts						

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

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

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

Asset #: 1576

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts	•					
Feeders						
Cable	100%	2043	* *	1		
Raceway						
Conduit	100%	2047	* *	1		
Under 600 Volts						
Service Equipment	1000/	2045	at. at.	_	#200	
Fused Disc Sw	100%	2047	. 1 1000/	5	\$200	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room	, G :		0.4	4 1000	
	Explanation: 2- Main Service Discor Amperes.	ineci Swii	cnes Katea At 1200) Ampere	es Ana 800	
Transformers						
Dry Type	100%	2040	* *	5	\$100	
J J1	Other Observation, Extent : Moderate,	Area Affe	ected : 100%		·	
	Location : Electrical Room					
	Explanation: 300 Kilovolt-ampere A	nd 112 Ki	lovolt-ampere, 480	0- 208/12	20 Volts	
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	80%	2040	* *			
Drive						
Ground						
Grounding Devices			di di	_	*	
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches	1000/	20.40	ماء ماء		012 100	
Automatic	100%	2040	* *	1	\$12,400	
Generators	1000/	2026	ملد برائ		017 (00	
Diesel	100%	2036	**	1	\$15,600	
	Other Observation, Extent: Moderate,	Area Affe	естеа : 100%			
	Location: Generator Room	D4 - 1 4 : .	600 4			
D. #	Explanation : Emergency Generator	Kated At (ouu Amperes.			
Batteries	1000/	2022	¢1 700	_	ድር ዕርር	
Nickel Cadmium	100%	2022	\$1,700	5	\$9,000	

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

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

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

Asset #: 1576

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage					
Main Tank	100%	2055 **	5	\$400	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Generator Room				
	Explanation: 1500 Gallons Rated Ca	pacity			
Lighting					
Interior Lighting	0.50/	2022	1.0	#0.200	
Fluorescent	85%	2032 **	10	\$9,300	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Area Affected : 100%			
	Location: Throughout The Building				
Fluorescent	5%	2032 **	10	\$500	
	Compact Fluorescent Light, Extent : M	oderate, Area Affected : 10	0%		
	Location : Hallways				
Incandescent	5%	2032 **	2		
LED	5%	2032 **			
Egress Lighting					
Emergency, Service	50%	2032 **	1		
Exit, LED	20%	2055 **	1		
Exit, Service	30%	2032 **	1		
Exterior Lighting					
HID	30%	2032 **	10		
No Component	70%				
Alarm					
Security System					
No Component	70%				
Generic	30%	2032 **	1	\$4,500	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Hallways				
	Explanation: Intrusion Alarm Only;	Motion Sensors			
Fire/Smoke Detection	1000/	2022	1.0	42.4 62.2	
Generic, Digital	100%	2032 **	1-3	\$24,800	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout The Building	D 11 G	a 1 5		
	Explanation : Strobe Lights, Manual	Pull Stations, Alarm Bells, I	Smoke De	etectors And Horns	

Mechanical	Current Repa	ir Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
	Other Observation, Extend	: Light, Area Affected : 1	00%			

Explanation: Cogeneration Hot Water From Power Plant To Warm-up The Boilers

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

 $Location: Basement\ Mechanical\ Room$

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

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

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

Asset #: 1576

Mechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location : I	vation, Extent : Light, Area Basement Mechanical Room	n		1	\$5,900	
Distribution	Explanation	ı : 1 Unit And 2 Cogenerai	еа поі w	ater Heat Exchang	gers		
Hot Wtr Piping/Pump Terminal Devices	100%		2049	* *	4	\$900	
Air Handler	80%		2032	* *	1	\$5,900	
Convector/Radiator	10%		2040	* *	1	\$400	
Fan Coil Unit/Heat	10%		2032	* *	1	\$400	
Air Conditioning Energy Source District Chilled Water	100%	vation, Extent : Light, Area	2047	**	1		
		Basement Mechanical Root		. 00/0			
		ı : From Adjacent Building		dministrarion .)			
Distribution CW & CHW Wtr	100%	, ,	2047	**	4	\$600	
Pipe/Pump							
Terminal Devices Air Handler/Cool/Ht	100%		2032	* *	1	\$7,400	
Heat Rejection Air Cooled Condenser Unit	100%		2035	* *	2	\$8,300	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans Interior	100%		2032	* *	2	\$400	
Plumbing							
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%						

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

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

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

Asset #: 1576

Mechanical	Current Repa	ir Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin FY		ycle Estimated Cost Yrs)	Priority
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
•	Other Observation, Exten	t : Light, Area Affected : 100	%		
	Location: B, 1, Mezz	33			
	Explanation: 1 Unit				
Fire Suppression	-				
Sprinkler					
Generic	100%	2053	** 1	-2 \$3,400	
Fire Pump					
Generic	100% Now	\$400 2036	* *	1 \$2,000	
	Leak Evident, Extent: Mo	oderate, Area Affected : 5%			
	Location : Basement	. 33			

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

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

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,123,100	
Electrical		\$39,000
Mechanical		\$274,100
Total	\$1,123,100	\$313,100
Importance Code A	\$1,123,100	
Importance Code B		\$313,100
Total	\$1 123 100	\$313 100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$35,700	\$30,000	\$79,600	\$1,800
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			
Total	\$35,700	\$30,000	\$79,600	\$1,800



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

rchitecture	Current F	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Alum/Vinyl Siding	60% Now	\$853,100	2057	* *			
	Broken/Missing Elem		erate, Ar	ea Affected : 25%			
	Location : Through						
	Worn/Eroded, Extent		Affected :	100%			
	Location : Through						
	Other Observation, E.		Area Affe	cted : 100%			
	Location : Through			_			
	Explanation: This I	s Actually Compos					
Masonry: Granite	5%		LIFE	* *	5	\$1,500	
Stucco Cement	5%		2032	* *	5	\$5,100	
Wood	30% Now	\$270,000	2032	* *	5	\$30,800	
	Broken/Missing Elem Location : Through		erate, Ar	ea Affected : 35%			
	Deteriorated Finish,	Extent : Moderate,	Area Aff	ected : 35%			
	Location : Through						
	Other Observation, E.	xtent : Moderate, 2	Area Affe	cted : 100%			
	Location : Through	out					
	Explanation: This C	Component Is Actu	ally Woo	d Shingles			
Windows							
Aluminum	100%		2035	* *	5	\$4,700	
Roof							
Asphalt Shingle	95%		2036	* *	10	\$5,600	
Skylight, Plastic	5%		2032	* *	1		
terior							
Floors							
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	
	Other Observation, E. Location: 2nd Floo		Affected	: 100%			
	Explanation: Pest (Control Offices					
Not Accessible	25%						
	Other Observation, E.	xtent : Light, Area	Affected	: 0%			
	Other Observation, E. Location : 2nd Floo	-	Affected	: 0%			

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	25%			LIFE	* *	5	\$4,300	
Plaster	20%	0-2	\$2,400	LIFE	* *	5	\$1,700	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 15%			
	Location	: 2nd Floo	r - Pest Control					
Plywood/Hardboard	25%	0-2	\$1,600	LIFE	* *			
J	Dry Rot/D		it : Moderate, Area		d : 15%			
	Location	: 2nd Floo	r - Pest Control					
Not Accessible	25%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: 2nd Floo	r / East Wing					
	Explanai	tion : Veter	inarian Private Re.	sidence				
Ceilings	-							
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%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: 2nd Floo	r / East Wing	-				
	Explanat	tion : Veter	inarian Private Re.	sidence				

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2027	\$29,000	1		
Panelboards						
Fused Disc Sw	5%	2026	\$1,600	5		
Molded Case Bkrs	75%	2026	\$23,400	5	\$200	
Molded Case Bkrs	20%	2035	* *	5	\$100	
Wiring						
Thermoplastic	80%	2027	\$39,000	1		
Thermoplastic	20%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2025	\$30,700	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$11,600	
	Other Observation, Extent : Light,	Area Affected : 1	100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	100%	2032	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2027	\$9,900	10		
No Component	80%					

Mechanical		Current I	Repair	Futui	e Replacement	М		
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%			2037	**	1		
Conversion Equipment Steam Boiler			Extent : Light, Area	2044 Affectea	* * ! : 100%	1	\$12,500	
		: Basemen						
Distribution	Expianai	ion : 1 Ste	am Boiler					
Central Plant Steam Piping/Pmp	100%	Now	\$20,800	2027	\$208,200	4	\$600	
1 0 1		Extent : M : Various	oderate, Area Affe	cted : 25	%			
		ed Life, Ex : Through	tent : Moderate, A out	rea Affec	eted : 100%			
Terminal Devices Convector/Radiator	100%			2025	\$65,900	1	\$4,100	
Air Conditioning								
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment	10070			2033		1		
Window/Wall Unit No Component	30% 70%			2022	\$7,700	1		
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	**	1		
	Location	: Basemen						
Water Heater	Ехріапаі	ion . wate	r Main Replaceme	ıı 18 111 F	rogress			
Gas Fired	100%			2025	\$7,500	2	\$200	
Sanitary Piping Cast Iron		Now	\$9,000	LIFE	**	1		
Cast Iron	Blockage /	Clogged, E	\$9,000 Extent : Severe, Are acks Up To Basem	ea Affect	ed : 10%	1		
Fixtures								
Generic	100%							

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

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

Print Date: 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

Importance Code B

Total

Block : 3120 Lot : 20 BIN : 2116685

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$42,300
Mechanical		\$162,800
Total		\$205,100
Importance Code A		\$88,200
Importance Code B		\$116,800
Total		\$205,100

EXPENSE FY 2021 FY 2022 FY 2023 FY 2024 **Exterior Architecture** \$18,900 \$2,700 Interior Architecture \$14,500 Electrical \$100 \$100 Mechanical \$700 \$700 \$4,600 \$200 Total \$34,200 \$7,300 \$700 \$200 Importance Code A \$19,400 \$2,700 \$500

\$4,700

\$7,300

\$200

\$700

\$200

\$200

\$14,800

\$34,200



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Cast in Place Concrete	5% 0-2 \$5,000	1100 **	5	\$4.200	
Cast in Place Concrete	5% 0-2 \$5,000 Worn/Eroded, Extent : Moderate, Area	LIFE ** Affected: 20%	5	\$4,300	
	Location: Foundation Walls				
Metal Panel	85% 0-2 \$5,400 Corrosion/Rusting, Extent : Moderate, Location : At Building Base	2037 ** Area Affected : 10%	5	\$27,200	
Metal Coiling Doors	10%	2032 **	5	\$5,300	
Roof					
Metal Panel	100% Now \$8,500 Corrosion/Rusting, Extent: Moderate, Location: Throughout Gut/DS Non Func/Miss, Extent: Moderate, Location: Along Perimeter Water Penetration, Extent: Moderate, Location: Along Perimeter	rate, Area Affected : 5%			
nterior Floors					
Cast in Place Concrete	100% 0-2 \$8,300 Cracking/Crumbling, Extent: Light, An Location: Various Locations Throug.		5	\$16,700	
Ceilings					
Exposed Struc: Steel	20%	LIFE **			
Fiber Board	65% Now \$4,200 Broken/Missing Elements, Extent: Mod Location: Perimeter Edges Worn/Eroded, Extent: Moderate, Area Location: Throughout Other Observation, Extent: Light, Area	Affected: 20%			
	Location: Throughout Explanation: Reinforced Fiberglass.	Panals			
Metal Panel	15% Now \$2,000 Deteriorated Finish, Extent: Moderate Location: Bathroom Area Water Penetration, Extent: Moderate, Location: Bathroom Area	LIFE ** c, Area Affected : 25%	5	\$1,400	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Electrical	Current Repa	ir Future R	Replacement	М		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts	•	•				
Feeders						
Not Accessible	100%					
Raceway Not Accessible	100%					
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,500	5		
	Other Observation, Extend Location: Electrical Ro	om		. G	· . 1	
Transformers	Explanation : One 400 A	Ampere And Two 200 Amp	ere Main Disco	nnect Su	nicnes	
Dry Type	100%	2025	\$16,500	5		
Diy Type	Other Observation, Exten			J		
	Location : Electrical Ro	**	a . 10070			
		om Kilovolt-ampere, 480hv	208/12015			
Switchgear / Switchboard	Explanation . One 112.3	Knovon-umpere, 400nv	200/12010			
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	1000/	• • • •	* 0 * 00			
Thermoplastic	100%	2027	\$8,500	1		
Motor Controllers				_		
Locally Mounted	100%	2025	\$7,500	5		
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Lighting						
Interior Lighting	1000/	2025	* *	10	Φ4. 7 00	
Fluorescent	100%	2035		10	\$4,700	
	T-8 Lamps And Fixtures, Location: Throughout T		<i>пес</i> иеа : 100%			
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	80%				
Generic	20%	2035 **	1	\$400	
	Other Observation, Extent: Moderate	e, Area Affected : 100%			
	Location: Outside				
	Explanation : CCTV Surveillance C	Camera			

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Radiant Heater	100%	2027	\$88,200	2	\$2,400	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Throughout					
	Explanation: 10 Units					
Terminal Devices						
Fan Coil Unit/Heat	100%	2027	\$74,600	1	\$1,700	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Throughout					
<u></u>	Explanation: Electric Unit Heater	S				
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%					

Maintenance \$ are aggregated over a ten-year 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	
Total	\$156,400	
Importance Code B	\$156,400	
Total	\$156,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,000			
Electrical	\$100	\$100	\$100	\$100
Total	\$12,000	\$100	\$100	\$100
Importance Code A	\$12,000			
Importance Code B	\$100	\$100	\$100	\$100
Total	\$12,000	\$100	\$100	\$100



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL SHELTER

Asset #: 2325

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	5%	0-2	\$7,700	2032	* *	5	\$1,800	
	-	ecay, Exten : Through	t : Moderate, Ared	a Affected	d : 20%			
		0	xtent : Light, Area	Affected	1 · 100%			
		: Through	-	Луестей	. 100/0			
	Explanat Actual W	_	ed Structural Woo	od Colum	ns That Support T	he Cano _l	oy Roof - No	
No Component	95%							
Roof								
Metal Panel	100%	2-4	\$4,300	2032	* *			
	Deformed/	Dented, Ex	tent : Moderate, A	rea Affe	cted : 20%			
	Location	: Various I	Locations	00				
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$107,400	LIFE	* *			

Dry Rot/Decay, Extent: Moderate, Area Affected: 40%

Location : Throughout

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Service Equipment							
Not Accessible	100%						
Transformers							
Not Accessible	100%						
Feeders							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Under 600 Volts							
Raceway							
Conduit	100%		2037	* *	1		
Panelboards							
Fused Disc Sw	100%		2035	* *	5	\$200	
Wiring							
Thermoplastic	100%		2037	* *	1		
Lighting							
Interior Lighting							
Incandescent	100%		2022	\$49,000	2	\$200	
Exterior Lighting							
HID	20%		2027	\$7,100	10		
No Component	80%						

Alarm

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL SHELTER

Asset #: 2325

Electrical	Current Repair	Future Replacement	М	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	80%				
Generic	20%	2035 **	1	\$700	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Outside				
	Explanation: CCTV Surveillance Can	nera			

^{**} 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
Total	\$54,800	\$23,500	\$38,500	\$400
Importance Code A	\$54,500	\$10,200	\$200	\$200
Importance Code B	\$200	\$13,300	\$38,400	\$200
Importance Code C				
Total	\$54,800	\$23,500	\$38,500	\$400



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast 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	
Windows								
Aluminum	98%	2-4	\$27,200	2043	* *	5	\$1,600	
			ct, Extent : Moderd	ite, Area	Affected : 20%			
	Location	: Through	out					
Steel	2%			2035	* *	5	\$800	
Parapets								
Glazed Ceramic Panel	10%			2037	* *	5-10	\$16,500	
Masonry: Brick	40%			LIFE	* *	5	\$6,200	
No Component	50%							
Roof								
Metal, Corrugated	50%			2032	* *	1		
Roll Roofing	50%			2026	\$20,800	5	\$8,100	
nterior								
Floors								
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	
Interior Walls								
Ceramic Tile	5%			2030	\$34,100	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Fiberglass Panel	10%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explana	tion : Struc	turally Reinforced	Fiberboo	ard			
Gypsum Board	55%			LIFE	* *	5	\$7,800	
Metal Panel	20%			LIFE	* *		. , .	
Ceilings								
AcousTileSusp.Lay-In	100%			2040	* *	5	\$4,600	

Electrical	Current Repair	Future Replacement	. N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	St Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2047 *	* 5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: Main Service Switch Rai	ted At 200 Amperes			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : I		100%			
	Location: Throughout The	Building				
	Explanation: T-8 Lamps					
Egress Lighting			di di			
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	
	Other Observation, Extent : M	Aoderate, Area Affe	ected : 100%			
	Location : Hallways					
	Explanation: Pull Stations	Only				

Mechanical	Current Re	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 0-2	\$23,300	2047	* *	1	\$1,400	
	On Extended Life, Exter	nt : Light, Area A	Affected :	100%			
	Location : Adjoining (Garage					
	Other Observation, Exte	ent : Light, Area	Affected	! : 100%			
	Location : Adjoining (Garage					
	Explanation: 1 Unit						
Distribution	_						
Hot Wtr Piping/Pump	100%		2026	\$4,700	4	\$200	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Convector/Radiator	90%		2032	* *	1	\$900	
Unit Heater - Steam	10%		2027	\$1,100	4		
	Other Observation,	Extent: Light, Area	Affected	1:10%			
	Location : Adjoin	ing Garage					
	Explanation : Ser	ves Garage Space					
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	75%		2022	\$4,700	1		
No Component	25%						
Ventilation							
Exhaust Fans							
Wall Unit	30%		2022	\$300	2		
No Component	70%						
Plumbing							
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%						

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$65,800
Mechanical		\$111,300
Total		\$177,100
Importance Code A		\$122,300
Importance Code B		\$54,800
Total		\$177,100

5177,100

\$33,000 \$28,400	\$400 \$6,000	\$400 \$400	\$400 \$300
\$33,000	*	* * * *	\$400
•	\$400	\$400	
, , , , ,	ŕ		
\$61.400	\$6,400	\$800	\$600
\$8,100	\$3,300	\$800	\$600
\$10,000	\$2,600		
\$10,700	\$500		
\$32,600			
FY 2021	FY 2022	FY 2023	FY 2024
	\$32,600 \$10,700 \$10,000	\$32,600 \$10,700 \$10,000 \$8,100 \$3,300	\$32,600 \$10,700 \$500 \$10,000 \$2,600 \$8,100 \$3,300 \$800



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset #: 2192

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	2004		_	011000	
Cast in Place Concrete	20%	LIFE **	5	\$14,200	
Masonry: Brick	55% Now \$4,90 Water Penetration, Extent: Light, A		5	\$7,800	
	Location: Into Holding Cages On				
Stucco Cement	10% 0-2 \$90		5	\$1,800	
Staces Cement	Cracking/Crumbling, Extent: Light,		J	Ψ1,000	
	Location : Joints At Chimney	33			
Wood	15% Now \$23,30	0 2032 **	5	\$5,300	
	Deteriorated Finish, Extent : Modera	ate, Area Affected : 45%			
	Location: Eaves And Trims				
	Split/Cracked, Extent : Moderate, Ar				
	Location : At Eaves, And Decorativ	ve Trims			
Windows	750/	2025 **	F	\$500	
Aluminum	75% Other Observation, Extent: Light, A.	2033	5	\$500	
	Location: Throughout	rea Affectea . 10070			
	Explanation: Protective Metal Gri	illes			
Wood	25% Now \$40		5	\$700	
,, coa	Deteriorated Finish, Extent : Modera	. ,	J	Ψ700	
	Location: Throughout	. 55			
	Split/Cracked, Extent : Moderate, Ar	ea Affected : 5%			
	Location: Throughout				
	Unit Inoperable, Extent : Moderate,	Area Affected : 10%			
	Location : Throughout				
Roof	000/	2020 065 000	10	¢2 100	
Asphalt Shingle Skylight, Metal/Glass	90% 5% Now \$3,10	2030 \$65,800 0 2037 **	10	\$3,100	
Skylight, Wetal/Glass	Water Penetration, Extent: Moderat				
	Location : South Roof	,,,,,,,,,,			
Skylight, Plastic	5%	2032 **	1		
Interior					
Floors					
Cast in Place Concrete	95% Now \$10,70	0 LIFE **	5	\$21,600	
	Cracking/Crumbling, Extent: Moder				
	Location: South Node At Threshold				
	Drains Clogged, Extent: Moderate,	Area Affected : 5%			
***	Location : South Holding Cages	2012		ф1 000	
Wood	5%	2042 **	5	\$1,000	
Interior Walls Masonry: Brick	30%	LIFE **			
Plaster	70%	LIFE **	5	\$1,900	
Ceilings	7070	DII D		ψ1,700	-
Exposed Concrete	5%	LIFE **	5	\$100	
Gypsum Board	15%	LIFE **	5	\$2,000	
Plaster	80%	LIFE **	5	\$5,200	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset #: 2192

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	50%	2027 \$1,300	5		
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Outside				
	Explanation: One 100 Ampere Main	Disconnect Switch			
Molded Case Bkrs	50%	2027 \$1,300	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: One 125 Ampere Main	Disconnect Switch			
Transformers					
Dry Type	100%	2032 **	5		
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Outside				
	Explanation: One 75 Kilovolt-ampere	e, 480hv-208/120lv			
Raceway					
Conduit	100%	2027 \$14,500	1		
Panelboards					
Fused Disc Sw	5%	2026 \$800	5		
Molded Case Bkrs	95%	2026 \$14,800	5	\$200	
Wiring					
Thermoplastic	100%	2027 \$19,000	1		
Ground					
Grounding Devices	1000/ 0.0		_	#100	
Generic	100% 0-2 \$9,900	LIFE	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location: Water Main				
T 1 1	Explanation : Corroded				
Lighting					
Interior Lighting Fluorescent	100%	2035 **	10	\$6,900	
riuorescent	T-8 Lamps And Fixtures, Extent: Mode		10	\$0,900	
	Location: Throughout The Building				
E-A. C. I C. L.C.	Location . Inroughout The Buttaing				
Exterior Lighting Fluorescent	10%	2022 \$2,500	10	\$100	
Fluorescent	Compact Fluorescent Light, Extent : M			\$100	
	Location : Outside	ойение, Агей Ајјестей : 10	0/0		
N. C					
No Component	90%				

Mechanical	Current Repair	Future Repla	cement	Mainte	enance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY		Cycle Est (Yrs)	imated Cost	Priority
Heating Energy Source Fuel Oil No 2	100%	2037	* *	5	\$2,300	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset #: 2192

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	-							
Conversion Equipment Hot Water Boiler	100%			2025	\$56,400	1	\$3,700	
That water Boner		ervation, Extent	t · Lioht Area				ψ3,700	
		: 1st Floor Boi		11,,, сеней	. 100/0			
		ion : 1 Unit						
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$400	
Terminal Devices							•	
Convector/Radiator	50%			2032	* *	1	\$1,200	
Fan Coil Unit/Heat	50%			2027	\$54,800	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2021	\$1,500	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	10%			2022	\$1,200	2		
Wall Unit	10%			2022	\$300	2		
No Component	80%							
Plumbing								
H/C Water Piping	1000/			2027	* *			
Brass/Copper	100%			2037	* *	1		
Water Heater	500/			2025	#2.200	4		
Electric	50%	3.T	#2.200	2025	\$3,200	4		
Electric		Now led Life, Extent .	\$3,200	2027	\$3,200	4		
		ea Lije, Exiem . : 2nd Floor	. severe, Area	Ајјестеи	. 50/0			
Sanitary Piping								
Cast Iron		Now	\$2,700	LIFE	* *	1		
	_	Clogged, Exten						
<u> </u>	Location	: Water Backs	Up To 1st Flo	or When	It Rains			

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

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

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

Print Date: 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

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
Total	\$1,705,900	\$318,500
Importance Code A	\$209,700	\$123,800
Importance Code B	\$1,371,800	\$194,700
Importance Code C	\$124,300	
Total	\$1,705,900	\$318,500

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
Total	\$109,200	\$46,800	\$3,400	\$1,400
Importance Code A	\$14,900	\$2,400	\$1,500	\$700
Importance Code B	\$94,400	\$44,400	\$1,900	\$700
Importance Code C				
Total	\$109,200	\$46,800	\$3,400	\$1,400



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

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

Asset #: 2351

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Fiberglass Panel	10%			2030	\$22,000	5	\$9,900		
Masonry: Brick	65%		\$89,500	LIFE	**	5	\$17,200		
			l, Extent : Moderat ed South Facade Be			e			
Masonry: Granite	5%			LIFE	* *	5	\$1,000		
Masonry: Limestone	15%	Now	\$54,600	LIFE	* *	5	\$3,000		
	Jnt Morta	r Miss/Eroo	l, Extent : Moderat	e, Area A	Affected : 25%				
	Location	: North An	d South Facade Be	etween B	rick And Limeston	e			
			Extent : Moderate,	Area Afj	fected : 5%				
	Location	: West And	l East Facade						
Stucco Cement	5%			2032	* *	5	\$3,300		
Windows									
Aluminum	40%			2043	* *	5	\$1,400		
Fiberglass Panel	60%			2035	* *	5	\$8,000		
Parapets	4000/		0.1.1.00			_	44.000		
Masonry: Limestone	100%		\$14,100	LIFE	**	5	\$1,000		
	Cracking/Crumbling, Extent: Light, Area Affected: 5%								
	Location: Throughout								
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 20%								
	Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
		is South Fa		, агеи А	Heciea . 3570				
Roof	Locuiton	. South I u	caue						
Copper/Terne	90%	Now	\$65,700	2042	* *				
copper/ refine			xtent : Moderate, A		cted · 10%				
			And Over Flankin						
Fiberglass Panel	10%			2030	\$8,500	1			
Interior	1070			2030	ψ0,500	1			
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$5,300		
Terrazzo		Now	\$1,147,300	LIFE	* *	5	\$17,000		
			xtent : Severe, Are		d : 15%				
	Location : Throughout Main Public Corridor								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout Animal Cages								
	Other Observation, Extent: Severe, Area Affected: 100%								
	Location: Throughout								
	Explana	tion : Exhib	oit Is Closed To Pu	blic Due	To Failing Floor (Condition	ı		

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

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

Asset #: 2351

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$700	
Glass: Special Gauge	5%		\$67,500	LIFE	* *	1		
			d, Extent : Moderat		Affected : 10%			
	Location	: Through	out Animal Exhibit	S				
Masonry: Brick	5%			LIFE	* *			
Masonry: Fieldstone	20%	Now	\$56,800	LIFE	* *			
	Other Obs	ervation, E	xtent : Moderate, A	1rea Affe	ected : 10%			
	Location	: Basemen	t - South East And	West Wo	alls			
	Explanat	tion : Water	r Penetration					
Plaster	25%			LIFE	* *	5	\$2,800	
SGFT/Glazed Masonry	40%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	70%	0-2	\$26,800	2032	* *	5	\$9,100	
		issing Elem : Main Ex	ents, Extent : Mod hibit Hall	erate, Ar	rea Affected : 25%			
		etration, E. : Exhibit	xtent : Moderate, A	lrea Affe	cted : 10%			
Exposed Concrete	20%	Now	\$15,200	LIFE	* *	5	\$700	
•			xtent : Moderate, A om 5 In East Access			Drain Ii	n West Corridor	
Plaster	10%	0-2	\$1,600	LIFE	* *	5	\$1,300	
	Water Pen Location		xtent : Moderate, A		ected : 5%		. ,	

lectrical	Current Repair	Futur	e Replacement	М		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ra	ted At 20	0 Amperes.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$110,900	5	\$400	
Raceway						
Conduit	100%	2027	\$31,500	1		
Panelboards						
Fused Disc Sw	5%	2026	\$1,700	5		
Molded Case Bkrs	45%	2026	\$15,300	5	\$200	
Molded Case Bkrs	50%	2035	* *	5	\$200	

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

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

Asset #: 2351

	Current F	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					1		
			a Affecte	ed : 100%			
Location	: Through	out The Building					
40%			2027	\$21,200	1		
20%			2037	* *	1		
90%			2032	* *	5	\$100	
10%			2025	\$3,300	5		
100%	0-2	\$10,800	LIFE	* *	5	\$200	
			1rea Affe	ected : 100%			
Location	: Water M	ain					
Explanat	ion : Corre	oded					
					10	\$12,500	
			ate, Are	a Affected : 100%			
Location	: Through	out The Building					
5%			2022	\$4,900	10	\$700	
Compact F	luoresceni	Light, Extent : Mo	derate, 2	Area Affected : 100	0%		
Location	: 1st Floor						
5%			2022	\$10,800	2		
				, -,-,-			
50%			2027	\$11,600	10	\$1,800	
50%			2027		1	7 7	
				. ,			
30%			2022	\$19,400	10		
70%				+ - ,	-		
	40% Insulation 1 Location 40% 20% 90% 10% 100% Other Obset Location Explanate 90% T-8 Lamps Location 5% Compact F Location 5% 50% 50%	40% 2-4 Insulation Aged, Extelentation: Throught 40% 20% 90% 10% 100% 0-2 Other Observation, Elecation: Water Mexplanation: Correct 90% T-8 Lamps And Fixtue Location: Throught 5% Compact Fluorescente Location: 1st Floor 5% 50% 30%	Total (Years) 40% 2-4 \$21,200 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 40% 20% 90% 10% 100% 0-2 \$10,800 Other Observation, Extent: Moderate, A Location: Water Main Explanation: Corroded 90% T-8 Lamps And Fixtures, Extent: Moder Location: Throughout The Building 5% Compact Fluorescent Light, Extent: Moderate I Solomon Solomon 5% 50% 50% 50% 30%	Wof Fail Date Estimated Cost Year Total (Years) Year FY	Year Estimated Cost Year Estimated Cost Total Years Estimated Cost FY Years Estimated Cost FY Years Estimated Cost FY Years Estimated Cost Years Years Associated 100% 2025 \$3,300 2025 \$3,300 2022 \$4,900 2027 \$11,600 2027 \$2,900 2027 \$2,900 2027 \$2,900 2027 \$2,900 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$19,400 2022 \$10,800 2022 \$10,800 2022 \$10,800 2022 \$10,800 2022 \$10,800 2023 \$10,800 202	Year Estimated Cost Year Estimated Cost Cycle FY Cycle FY Cycle Cycle FY Cycle Cycle	Note Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Mechanical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
leating									
Energy Source									
Natural Gas	100%	2037 **	1						
	Other Observation, Extent : Light, Area	Affected: 100%							
	Location: Basement								
	Explanation: Cogeneration Hot Water	r From Power Plant To Wa	ırm-up The Boilers						
Conversion Equipment			•						
Hot Water Boiler	100%	2025 \$123,800	1 \$7,500						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation: 1 Unit And 1 Cogenerat	ed Hot Water Heat Exchan	ger						

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

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

Asset #: 2351

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution	1000/	NT	¢2.500	2026	\$25,000	4	6700		
Hot Wtr Piping/Pump		Now	\$2,500	2026	\$25,000	4	\$700		
		ctent : Moa : Thermos	erate, Area Affecto	ea : 3%					
			iais vere, Area Affecte	4.200/					
		: Basemen		a : 30%					
Terminal Devices	2000000	. Busenien							
Air Handler	40%			2022	\$90,300	1	\$3,700		
Convector/Radiator	30%			2025	\$25,800	1	\$1,500		
Fan Coil Unit/Heat	30%			2022	\$72,200	1	\$1,500		
Air Conditioning					· ,				
Energy Source									
Electricity	100%			2035	* *	1			
Conversion Equipment									
Window/Wall Unit	5%			2021	\$1,700	1			
No Component	95%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,400		
Exhaust Fans									
Interior	100%	0-2	\$57,100	2037	* *	2	\$400		
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location	: Attic							
Plumbing									
H/C Water Piping					404 000				
Brass/Copper	70%		4.4.0.0	2027	\$83,800	1			
Galvanized Steel		Now	\$2,100	2025	\$21,100	1			
			vere, Area Affecte	d: 30%					
***	Location	: Basemen	t						
Water Heater	1000/			2025	014100	4	#100		
Electric	100%	F		2025	\$14,100	4	\$100		
	Other Observation, Extent : Light, Area Affected : 1% Location : Basement								
				T :-4					
HW Heet Evelence	Expianai	10n : 1 Coi	idemn Gas Fired U	nii					
HW Heat Exchanger HTHW/HW	100%			2037	* *				
Sanitary Piping	10070			2037					
Cast Iron	100%	0-2	\$11,800	TIEE	* *	1			
Cast IIon	100% 0-2 \$11,800 LIFE ** 1 Blockage /Clogged, Extent: Moderate, Area Affected: 10%								
	Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Various								
			oderate, Area Affe	ctod · 30	0/2				
		: Various		ски. 30	/0				
Fixtures	Locuiton	. runous.	11 CUS						
Generic	100%								
Generic	100%								

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

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

Print Date: 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

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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$59,900
Interior Architecture		\$9,800
Electrical		\$48,700
Total		\$118,400
Importance Code A		\$59,900
Importance Code B		\$58,500
T. 4.1		0110 100

Total \$118,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$63,400	\$22,100	\$3,500	\$2,600
Importance Code A	\$37,900	\$6,300	\$600	\$600
Importance Code B	\$25,500	\$15,700	\$2,900	\$2,000
Importance Code C				
Total	\$63,400	\$22,100	\$3,500	\$2,600



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

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

Asset #: 2335

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•			•				
Exterior Walls								
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	
	-	Growth, E : All Faca	Extent : Moderate, . des	Area Aff	ected : 20%			
Masonry: Fieldstone	5%			LIFE	* *	5	\$600	
Masonry: Granite	10%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%	Now	\$10,700	LIFE	* *	5	\$600	
·	Location	: Window	Extent : Moderate At North Facade Extent : Severe, A					
	Location	_	trance / Portico					
Metal Panel	Location	ervation, E : Rear Fac tion : Office		2047 Affected	**!: 100%	5-10	\$3,500	
337' 1 337 11		ion . Ojjice	e Trutters	2027	* *		#2 (00	
Window Wall	4%			2037	* *	5	\$2,600	
Wood	8%			2032		5	\$6,800	
Windows Aluminum	95%			2035	* *	5	¢1 000	
Metal Louvers	93% 5%			2033	\$3,200	10	\$1,900 \$600	
	370			2030	\$5,200	10	\$000	
Parapets Cast Stone/Terra Cotta	Cracking/C Location	: Main Fa	\$11,500 Extent : Severe, A cade l, Extent : Moderat			5	\$5,500	
	Location Staining/D	: Main Fa	cade Extent : Severe, A					
No Component	50%							
Roof								
Copper/Terne	65%			2055	* *	10	\$29,200	
	Location	place Evide : Main Ro	ent, Extent : Light, of		ected : 100%			
Single Ply Membrane	-	place Evide : Rear Fac	ent, Extent : Light, cade	2035 Area Aff	* * Pected : 100%	10	\$900	
Skylight, Plastic	_	0-2 roken/Crac : Various 1	\$1,700 ked, Extent : Light Locations	2040 , Area Aj	* * fected : 5%	1		
Sloped Glazing	25%			LIFE	* *	5	\$59,900	

Interior

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

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

Asset #: 2335

Architecture		Current Repair	Futur	Future Replacement Maintenance		aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Cast in Place Concrete	20%		LIFE	* *	5	\$4,800	
		ervation, Extent : Moderate,	Area Affe	ected : 10%			
	Location	: Basement					
	Explanati	ion : Ground Water					
Panel/Paver: Cer/Brk	25%		2035	* *	5	\$6,200	
Quarry Tile	10%		2032	* *	5	\$1,700	
Vinyl Tile	35%		2037	* *	3	\$1,400	
		tallation, Extent : Light, Are : Throughout Public Space,		d : 100%			
Vinyl Tile	10%		2027	\$9,800	3	\$600	
Interior Walls							
Concrete Masonry Unit	10%		LIFE	* *	5	\$900	
Gypsum Board	25%		LIFE	* *	5	\$3,500	
	Location	ervation, Extent : Light, Are : Throughout Public Space ion : Fabric Wall Covering	a Affectea	l : 25%			
Masonry: Brick	25%	ion : 1 dorte // dir covering	LIFE	* *			
Plaster	40%		LIFE	* *	5	\$2,800	
Ceilings	7070		LIII			\$2,000	
Acous TileSusp.Lay-In	_	0-2 \$1,600 iscoloring, Extent : Modera : Office Trailers	2032 te, Area Ą	* * ffected : 5%	5	\$900	
	Water Pene	etration, Extent : Moderate, : Office Trailers	Area Affe	ected : 5%			
Exposed Struc: Steel	25%		LIFE	* *			
Gypsum Board	25%		LIFE	* *	5	\$2,900	
Plaster	30%		LIFE	* *	5	\$1,700	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2047	* *	5	\$300	
	Other Observation, Extent: Moderate	e, Area Affected	: 100%			
	Location : Outside					
	Explanation: Main Service Switch I	Rated At 1200 A	mperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2047	* *	5	\$300	
Raceway						
Conduit	90%	2027	\$26,100	1		
Conduit	10%	2047	* *	1		

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

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

Asset #: 2335

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2026	\$3,100	5		
Molded Case Bkrs	50%	2026	\$15,600	5	\$200	
Molded Case Bkrs	40%	2043	* *	5	\$100	
Wiring						
Thermoplastic	100%	2027	\$48,700	1		
Motor Controllers	1000/	2025	#20.700	_	#100	
Locally Mounted	100%	2025	\$30,700	5	\$100	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Stand-by Power Transfer Switches						
Automatic	100%	2040	* *	1	\$3,500	
Generators	10070	2040			ψ3,300	
Diesel	100%	2036	* *	1	\$4,400	
Bieser	Other Observation, Extent: Moderate,		ed : 100%	1	ψ1,100	
	Location : Outside	55				
	Explanation : Emergency Generator I	Rated At 13	6 Kilowatts			
Batteries						
Lead/Acid	100%	2021	\$1,600	5	\$400	
Fuel Storage						
Main Tank	100%	2055	* *	5	\$300	
	Other Observation, Extent: Moderate, Location: Outside Explanation: 225 Gallons Rated Cap		ed : 100%			
Lighting	Explanation : 223 Gartons Ratea Cap	acity				
Interior Lighting						
Fluorescent	50%	2032	* *	10	\$5,200	
	T-8 Lamps And Fixtures, Extent : Mode Location : Throughout The Building		Affected : 100%		41, 11	
Fluorescent	50%	2032	* *	10	\$5,200	
2.00.000000	Compact Fluorescent Light, Extent : Ma Location : Throughout The Building		ea Affected : 100		\$5,200	
Egress Lighting	5 5					
Emergency, Service	50%	2027	\$2,900	1		
Exit, Service	50%	2027	\$2,000	1		
Exterior Lighting						
Fluorescent	5%	2027	\$1,900	10	\$100	
	Compact Fluorescent Light, Extent : Ma Location : Outside					
No Component	95%					
Alarm)J/U					

Alarm

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

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

Asset #: 2335

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	70%			
Generic	30%	2027 \$10,800	1 \$1,300	
	Other Observation, Extent: Moderate,	Area Affected : 100%	·	
	Location : Hallways			
	Explanation: Intrusion Alarm Only: 1	Motion Sensors		

Mechanical	Current Repa	air Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
		it : Light, Area Affected : .	100%			
	Location : Boiler Room					
	Explanation : Cogenera	ation Hot Water From Pov	ver Plant To Wa	rm-up Th	he Boilers.	
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$5,600	
		ıt : Light, Area Affected : :	50%			
	Location: Basement Bo					
	Explanation: 2 Units A	nd 2 Cogenerated Hot Wa	ter Heat Exchar	igers		
Distribution			de de		*	
Hot Wtr Piping/Pump	100%	2035	* *	4	\$600	
Terminal Devices						
Air Handler	60%	2032	* *	1	\$4,200	
Convector/Radiator	40%	2025	\$23,800	1	\$1,500	
Air Conditioning						
Energy Source			de de			
Electricity	100%	2035	* *	1		
Conversion Equipment						
Reciprocating	15%	2027	\$14,200	1	\$800	
Compr/Chiller	D 22 D C:	T: 1. 4 400 . 1 15	· 0 /			
		: Light, Area Affected : 15	%			
	Location: 9 Small Unit					
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	

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

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

Asset #: 2335

echanical	Current Repair Future Replacement Mainte		aintenance	ntenance				
vstem Component Type	, , , , -	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation								
Exhaust Fans								
Interior	80%			2027	\$31,700	2	\$300	
Wall Unit	20%			2022	\$800	2	\$100	
ımbing								
H/C Water Piping								
Brass/Copper	70%			2037	* *	1		
Galvanized Steel	30%	Now	\$2,900	2032	* *	1		
		Extent : Mod : Cross Bay	lerate, Area Affe	cted : 20	%			
HW Heat Exchanger								
Steam Fired	50%	Now	\$8,900	2057	* *	4	\$600	
	Leak Evider	nt, Extent : S	levere, Area Affe	cted: 3%	6		·	
	Location :	Boiler Room	m					
	-		tent : Severe, Ai asement Boiler I		ted : 50%			
Steam Fired	50%			2053	* *	4	\$800	
Sanitary Piping								
Cast Iron	100%	Now	\$8,200	LIFE	* *	1		
	Corroded, E	Extent : Mod	erate, Area Affe	cted : 30	%			
	Location :	Basement						
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

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

Print Date: 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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$108,000	
Interior Architecture	\$92,600	
Mechanical	\$94,200	
Total	\$294,900	
Importance Code A	\$108,000	
Importance Code B	\$94,200	
Importance Code C	\$92,600	
Total	\$294,900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,100	\$100	\$23,300	
Interior Architecture	\$4,100			
Electrical	\$10,000	\$10,700	\$100	
Mechanical	\$3,400	\$4,500	\$700	\$800
Total	\$36,500	\$15,300	\$24,100	\$800
Importance Code A	\$19,600	\$700	\$23,800	\$600
Importance Code B	\$16,900	\$14,600	\$200	\$300
Importance Code C				
Total	\$36,500	\$15,300	\$24,100	\$800



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO SHOPS BUILDING

Asset #: 2186

Architecture		Current I	Repair	Futur	uture 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		Now	\$108,000	LIFE	**	5	\$17,200		
			xtent : Moderate, A cade, 2nd Floor	Area Affe	ected : 25%				
Masonry: Brick	25%			LIFE	* *	5	\$5,700		
Windows									
Wood		Now	\$16,700	2052	* *	5	\$2,900		
	-	-	nt : Moderate, Ared	a Affected	d : 50%				
			l West Facades	4.00					
	_		ent : Moderate, Are	ea Affecte	ed: 50%				
	Location	: Through	out						
Parapets Glazed Ceramic Panel	5%			2037	* *	5-10	\$900		
Masonry: Brick	10%			LIFE	* *	5-10 5	\$200 \$200		
No Component	85%			LIFE		3	\$200		
Roof	0370								
Roll Roofing	100%	0-2	\$2,300	2023	\$23,300	5	\$4,500		
2	Water Pen	etration, E	xtent : Moderate, 2	Area Affe	· ·				
	Location	: At Perim	eter Edges						
Interior									
Floors									
Cast in Place Concrete		Now	\$4,100	LIFE	* *	5	\$16,300		
			xtent : Light, Area	Affected	: 5%				
	Location	: Basemen	11						
Interior Walls	000/	N	\$02.600	LIEE	* *				
Masonry: Brick		Now Cracks F	\$92,600 Extent : Moderate, A	LIFE 1rea Affa					
		: South St		пеи лује	ciea . 1570				
			xtent : Moderate, 2	Area Affe	ected · 25%				
		: 2nd Floo	or At Window Head			f Slab (E	lectrical And		
Wood	10%	Shops)		LIFE	* *	5	\$5,100		
Ceilings	1070			<u> </u>			ψ2,100		
Exposed Concrete	100%			LIFE	* *	5	\$1,300		
	Staining/D	oiscoloring,	Extent : Light, Ar		ed : 20%				
	Location	: Perimete	er Walls At 2nd Flo	or					

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2027 \$1,500 5

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

Location: Electrical Room

Explanation: Main Service Switch Rated 200 Amperes.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO SHOPS BUILDING

Asset #: 2186

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	Location			LIFE a Affecte	* * ed : 100%	5	\$100	
Lighting								
Interior Lighting Fluorescent	-		res, Extent : Mode out The Building	2035 rate, Are	* * va Affected : 100%	10	\$5,200	
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	
	Other Obs Location		xtent : Moderate, 2	Area Affe	ected : 100%			
	Explana	tion : Manı	al Pull Stations Of	nly				

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2037	* *	1			
Conversion Equipment							
Steam Boiler	100%	2044	* *	1	\$5,600		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: Basement						
	Explanation: 1 Gas Fired Steam Boile	er					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100% 2-4	\$94,200	2057	* *	4	\$300	
r iping/r nip	On Extended Life, E. Location : Through		rea Affec	ted : 100%			
	Other Observation, Location : Through	Extent : Light, Area hout					
	Explanation : Grav	vity Return Condens	sate Syste	em			
Terminal Devices	1000/		2025	¢20,000	1	¢1 000	
Convector/Radiator	100%		2025	\$29,800	1	\$1,800	
Air Conditioning Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment	10070		2033				
Window/Wall Unit	15%		2022	\$1,700	1		
No Component	85%			4-,			
Ventilation							
Exhaust Fans							
Wall Unit	100%		2022	\$2,000	2	\$200	
	Other Observation, I		Area Affe	cted : 100%			
	Location: Carpent	•	C 1 T . C				
DI 1:	Explanation : Appi	roaching End Of Us	eful Life				
Plumbing H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater	10070		2037				
Gas Fired	100%		2026	\$3,400	2	\$100	
Sanitary Piping				40,100		4-00	
Cast Iron	100% Now	\$2,000	LIFE	* *	1		
	Blockage /Clogged,	Extent : Severe, Are	ea Affecte	ed : 10%			
	Location: Baseme	nt Locker Room					
Storm Drain Piping							
Cast Iron	100% Now	\$600	LIFE	* *	1		
	Blockage /Clogged,		ea Affecte	ed : 10%			
	Location : Outside	South Of Building					
Fixtures	1000						
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 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	
Total	\$257,700	\$101,900
Importance Code A	\$59,500	\$58,000
Importance Code B	\$198,300	\$43,900
Total	\$257.700	\$101.900

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
Total	\$142,000	\$11,800	\$46,600	\$1,000
Importance Code A	\$21,300	\$600	\$600	\$600
Importance Code B	\$112,300	\$11,200	\$46,000	\$500
Importance Code C	\$8,400			
Total	\$142,000	\$11,800	\$46,600	\$1,000



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

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

Asset #: 2359

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$12,700	
Masonry: Granite	5%			LIFE	* *	5	\$600	
Masonry: Limestone	5%		440.000	LIFE	* *	5	\$600	
Stucco Cement	_	Crumbling	\$10,300 Extent : Light, Arc	2032 ea Affect	* * ed : 10%	5	\$2,100	
	Location	n : South Fo	acade					
Wood	-	Decay, Exte	\$5,900 nt : Moderate, Area y At Main Entranc		* * d : 20%	5	\$2,100	
Windows								
Wood	Deteriora	Now ted Finish, 1 : Through	\$59,500 Extent : Moderate, out	2052 Area Af	* * Fected : 50%	5	\$10,200	
	Location Split/Crac	ı: Through	t : Moderate, Area					
Roof	Locuitor	i . Through	Out					
Asphalt Shingle	Water Per		\$2,900 Extent : Moderate, 2 Exhibits 7 And 18	2030 Area Affe	\$58,000 ected : 10%			
Metal, Corrugated	Location Water Pen	Extent : Mo n : Over Co netration, E	\$1,700 oderate, Area Affec rridor To Outdoor xtent : Moderate, A rridor To Outdoor	Exhibits Area Affe	ected : 5%	1		
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	_		\$2,700 Extent : Light, Ard	LIFE ea Affect	* * ed : 5%	5	\$900	
Interior Walls								
Ceramic Tile	5%			2030	\$34,000	5	\$1,200	
Plaster		Crumbling	\$8,400 Extent : Light, Ard	LIFE ea Affect	* * ed : 5%	5	\$6,000	
	Paint Pee	n : Kitchen ling, Exten n : Kitchen	t : Light, Area Affeo	cted : 5%	ó			
	Other Obs	servation, E 1 : Through	Extent : Light, Area out Exhibit Space	Affectea	! : 40%			
			ic Wall Covering					
Plywood/Hardboard	10%	1		LIFE	* *			

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

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

Asset #: 2359

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Concrete	10% Now	\$9,300	LIFE	* *	5	\$100	
	Cracking/Crumbling	, Extent : Severe, A	rea Affec	cted : 50%			
	Location : Through	out Basement					
	Exposed Reinforcem	ent, Extent : Severe	, Area Aj	ffected : 35%			
	Location : Through	out Basement					
Exposed Struc: Wood	5% Now	\$1,500	LIFE	* *			
•	Water Penetration, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location : Undersi	de Of Structural Ro	of Joists	Spanning Perimet	er Circui	ation Area	
Plaster	50%		LIFE	* *	5	\$2,900	
	Paint Peeling, Exten	t : Light, Area Affe	cted : 10	%			
	Location : Kitchen						
Wood	5%		LIFE	* *	5	\$4,000	
No Component	30%						

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent : Mode Location : Electrical Room Explanation : Main Service Swi	. 55				
Raceway						
Conduit	90%	2027	\$26,100	1		
Conduit	10%	2037	* *	1		
Panelboards						
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	
Wiring			·			
Thermoplastic	90%	2027	\$43,900	1		
Thermoplastic	10%	2037	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

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

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

Asset #: 2359

	7100011111					
Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	5%	2027	\$3,400	10	\$500	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location: Basement					
	Explanation: T-12 Lamps					
Fluorescent	5%	2027	\$3,400	10	\$500	
	T-8 Lamps And Fixtures, Extent: Mod	derate, Area				
	Location : Offices					
Incandescent	90%	2022	\$137,600	2	\$200	
Egress Lighting						
Emergency, Battery	50%	2027	\$8,200	10	\$1,400	
Exit, Service	50%	2027	\$2,000	1		
Exterior Lighting						
Incandescent	10%	2022	\$3,900	2		
No Component	90%					
<u> </u>						
Mechanical	Current Repair	Future	Replacement	М	aintenance	
System	0/ of Foil Data Estimated Com	4 V 1	Estimated Cost	Consta	Estimated Cost	D

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating		•				
Energy Source						
Natural Gas	100%	2027	\$1,300	1		
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$5,700	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement Boile	r Room				
	Explanation: 1 Working U	Init And One Obsole	te Unit Remaining	In Boile	r Room	
Distribution						
Hot Wtr Piping/Pump	100% Now	\$17,700 2052	* *	4	\$600	
	Corroded, Extent : Severe, A	Area Affected : 80%				
	Location : Various Location	ons				
	Insul. Deteriorating, Extent	: Moderate, Area Afj	fected : 60%			
	Location : Boiler Room					
	Other Observation, Extent:	Severe, Area Affecte	d : 100%			
	Location : Basement Boile	r Room				
	Explanation : All The Pipe	es Are Terrible Cond	ition In Boiler Roo	m, Need	To Be Replaced	
	Soon.				•	
Terminal Devices						
Convector/Radiator	100% 0-2	\$60,600 2047	* *	1	\$3,400	
	On Extended Life, Extent : S	Severe, Area Affected	: 100%			
	Location : Throughout					
ir Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

Asset #: 2359

lechanical	Current Repair	Future Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
r Conditioning					
Conversion Equipment					
Window/Wall Unit	20%	2021 \$4,700	1		
	Other Observation, Extent: Light, Are	a Affected : 30%			
	Location: 1st Floor Office				
No Commonant	Explanation: 2 Units 80%				
No Component	8070				
ambing H/C Water Piping					
Brass/Copper	100% Now \$33,800	2037 **	1		
Втаза/Соррег	Corroded, Extent : Moderate, Area Aff		1		
	Location : Boiler Room				
	Other Observation, Extent : Severe, Ar	ea Affected : 100%			
	Location: Boiler Room				
	Explanation : All The Pipes Are Terr	ible Condition In Boiler Ro	om, Need	To Be Replaced	
	Soon.				
Water Heater	1000/	2022		#200	
Gas Fired	100%	2022 \$6,900	2	\$200	
Sanitary Piping	1000/ NI \$22,200	1100 **	: 1		
Cast Iron	100% Now \$33,200 Broken, Extent: Severe, Area Affected	LIFE	1		
	Location : And Clogged In Boiler Ro				
	Corroded, Extent: Severe, Area Affect				
	Location: Basement	cu . 7570			
	Other Observation, Extent : Severe, Ar	ea Affected : 100%			
	Location : Boiler Room	33			
	Explanation : All The Pipes Are Terr	ible Condition In Boiler Ro	om, Need	To Be Replaced	
	Soon.				
Storm Drain Piping					
Cast Iron	100% Now \$9,400	LIFE **	1		
	Corroded, Extent : Severe, Area Affect	ed: 70%			
	Location: Boiler Room	. 1 200/			
	Cracked, Extent: Moderate, Area Affe	cted : 20%			
	Location : Basement Other Observation, Extent : Severe, Ar	ung Affantad : 1000/			
	Location: Boiler Room	eu Ajjecieu . 10076			
	Explanation : All The Pipes Are Terr	ible Condition In Roiler Ro	om Naad	To Re Replaced	
	Soon.	iole Condition in Botter Ro	om, iveca	10 Ве керійсей	
Fixtures					
Generic	100%				
	Obsolete Fixtures, Extent : Severe, Are	ea Affected : 100%			
	Location : Throughout				

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

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

Print Date: 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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,900	\$133,400
Mechanical	\$68,400	
Total	\$107,300	\$133,400
Importance Code A	\$38,900	\$133,400
Importance Code B	\$68,400	·
Total	\$107,300	\$133,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,300	\$13,900		_
Interior Architecture				
Electrical	\$100			
Mechanical	\$22,000	\$500	\$500	\$500
Total	\$26,500	\$14,400	\$500	\$500
Importance Code A	\$26,400	\$14,400	\$500	\$500
Importance Code B	\$100			
Importance Code C				
Total	\$26,500	\$14,400	\$500	\$500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO STORAGE SHED/TRUCK GARAGE

Asset #: 2187

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
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	
	•	-	nt : Moderate, Area		d : 10%			
			Board And Shed Wa	ells				
Wood Overhead Doors	5%		\$2,000	2032	* *	5	\$3,000	
	•	•	nt : Moderate, Ared	a Affecte	d : 10%			
	Location	: Through	out Storage Area					
No Component	5%							
Windows								
Wood	5%	Now	\$2,400	2052	* *	5	\$400	
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 25%			
	Location	: Through	out					
			ked, Extent : Mode	rate, Are	ea Affected : 25%			
	Location	: Through	out					
No Component	95%							
Parapets								
Masonry: Brick	10%			LIFE	* *	5	\$400	
Metal Panel	5%			2037	* *	5	\$700	
No Component	85%							
Roof								
Single Ply Membrane	35%			2032	* *	10	\$4,400	
Single Ply Membrane	65%			2027	\$133,400	10	\$8,100	
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Garage	Roof					
Interior								
Interior Walls								
Wood	10%			LIFE	* *	5	\$7,300	
No Component	90%							
Ceilings	<u> </u>							
Exposed Struc: Wood	100%			LIFE	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$3,900	1		
Panelboards							
Molded Case Bkrs	100%		2026	\$7,800	5	\$300	
Wiring							
Thermoplastic	100%		2027	\$8,500	1		

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO STORAGE SHED/TRUCK GARAGE

Asset #: 2187

Electrical	Current Repair	Futur	ure Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$21,900	10	\$8,800	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Are	a Affected : 100%			
	Location: Throughout The Building					
Exterior Lighting						
HID	10%	2027	\$3,800	10		
No Component	90%					

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	* *	1		
Conversion Equipment								
Furnace	100%	Now	\$22,000	2037	* *	1	\$4,300	
	Abandonea	l in Place, Ex	tent : Severe, Ar	ea Affec	ted : 100%			
	Location	: 3 Ceiling M	ounted Modine	Units				
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	\$68,400	LIFE	* *	1		
	Broken, Ex	tent : Severe,	Area Affected :	100%				
	Location	: Under Groi	ınd Of The Gard	ige				

Maintenance \$ are aggregated over a ten-year 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

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
Total		\$56,100
Importance Code B		\$56,100
Total		\$56,100

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
Total	\$5,600	\$28,800	\$800	\$600
Importance Code A	\$5,100	\$800	\$100	\$100
Importance Code B	\$500	\$28,000	\$700	\$500
Importance Code C		·		
Total	\$5,600	\$28,800	\$800	\$600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Architecture	Curre	ent Repair	Futur	re Replacement	Maintenance			
ystem Component Type	% of Fail D Total (Year	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cement-Fiber Panel	50% 0-2	*	2032	* *				
	-	ct Damage, Extent : Li	ght, Area	a Affected : 15%				
	Location : All F							
		on, Extent : Light, Area	Affected	l : 100%				
	Location : All F							
	Explanation : E	ifs System						
Ceramic Tile	10%		2047	* *	10	\$800		
Metal Sect. OHD	37%		2040	* *	5	\$9,700		
Wood	3%		2032	* *	5	\$1,300		
Windows								
Metal Louvers	15%		2036	* *	10	\$1,000		
No Component	85%							
Roof								
Asphalt Shingle	100% 0-2	. ,	2036	* *				
	_	Elements, Extent : Mod		rea Affected : 20%				
		er To Eaves - Through						
		c/Miss, Extent : Moder	ate, Area	a Affected : 30%				
	Location : Stree							
		th, Extent : Light, Area	Affected	d : 25%				
	Location : Thro	ughout						
terior								
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$900		
Quarry Tile	90%		2040	* *	5	\$5,500		
Interior Walls								
Concrete Masonry Unit	10%		LIFE	* *	5	\$300		
Fiberglass Panel	80%		LIFE	* *				
Metal Panel	10%		LIFE	* *				
Ceilings					_			
AcousTileSusp.Lay-In	75%		2040	* *	5	\$3,700		
Gypsum Board	25%		LIFE	* *	5	\$1,500		

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affected: 100	%			
	Location: Electrical Room					
	Explanation: No Available Nameplat	te Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2037	* *	5	\$100	
Raceway						
Conduit	100%	2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Electrical	Curre	ent Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	
		n, Extent : Light, Area	Affectea	! : 100%			
		ughout The Building					
	Explanation: T	-8 Lamps					
Fluorescent	2%		2027	\$600	10	\$100	
	•	cent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
	Location : Hall	ways					
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%						
Marm							
Fire/Smoke Detection							
Generic, Digital	100%		2027	\$29,200	1-3	\$1,700	
-		n, Extent : Moderate, . ughout The Building	Area Affe	ected : 100%			
		moke Detectors, Manu	al Pull S	tation Alarm Rolls	Horns	Strobe Lights	

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Furnace	100%	2027	\$6,200	1	\$1,300	
	Other Observation, Extent : Light, Area	a Affected : 100	%			
	Location: Attic					
	Explanation: 5 Interior Package Uni	ts - Combinatio	n AC And Fi	urnace		
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Int Pkg Unit -	100%		2025	\$56,100	2	\$200	
Heating/Cooling	0.1 01	T	1.00	1.000/			
		Extent : Light, Area	Affectea	: 100%			
	Location : Attic	D 22					
37 (1)	Explanation: 5 U	nits, R-22					
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,500	
Exhaust Fans	10070		LIITE		2-3	\$1,500	
Interior	100%		2027	\$9,400	2	\$100	
Plumbing	10070		2021	\$7,700		\$100	
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%						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2037	* *	1-2	\$100	
Chemical System							
Generic	100%		2022	\$27,200	1-3	\$3,700	
		Extent : Light, Area	Affected	: 100%			
	Location: Kitche						
	Explanation: 2 S	ets					

Maintenance \$ are aggregated over a ten-year 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 WEST ADMINISTRATION BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$237,200	\$98,500
Interior Architecture		\$133,800
Mechanical		\$836,400
Total	\$237,200	\$1,068,700
Importance Code A	\$237,200	\$98,500
Importance Code B		\$970,300
Total	\$237.200	\$1,068,700

Total	\$237,200	\$1,068,700

Total	\$76,600	\$76,500	\$325,900	\$14,800
Importance Code C				
Importance Code B	\$33,700	\$52,600	\$324,600	\$13,500
Importance Code A	\$42,900	\$24,000	\$1,300	\$1,300
Total	\$76,600	\$76,500	\$325,900	\$14,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$25,000	\$10,400	\$16,200	\$7,000
Electrical	\$4,800	\$26,700	\$3,100	\$2,600
Interior Architecture	\$1,200	\$12,900	\$302,600	\$1,200
Exterior Architecture	\$41,600	\$22,600		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2349

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$20,100	
Masonry: Limestone		Now	\$83,100	LIFE	* *	5	\$4,500	
		Crumbling, 1 : West Fa	Extent : Moderate cade	e, Area Ą	ffected : 15%			
Metal Panel	10%			2037	* *	5-10	\$27,700	
Stucco Cement	15%			2032	* *	5	\$15,100	
Window Wall	10%			2037	* *	5	\$15,100	
Windows								
Aluminum		Now	\$34,900	2043	**	5	\$3,700	
	_		ent : Moderate, Are	ea Affecte	ed : 5%			
			le 2nd Floor	1 100	. 1 100/			
	Location	: West Sid	xtent : Moderate, A le 2nd Floor					
Wood	25%			2035	* *	5	\$24,500	
Parapets								
Masonry: Limestone			\$56,000 d, Extent : Moderai	LIFE te, Area 2	* * Affected : 25%	5	\$7,900	
	Staining/L		, Extent : Moderate	e, Area Ą	ffected : 20%			
	-	n Growth, 1 n : Through	Extent : Moderate, . out	Area Aff	ected : 20%			
Roof								
Copper/Terne			\$6,800 Extent : Light, Area acade	2042 Affected	* *			
Paver: Asphalt	20%			2036	* *	10	\$11,100	
Sloped Glazing	20%	Now	\$98,100	LIFE	* *	5	\$98,500	
	Water Per	etration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	ı : Through	out East And West	Wings				
nterior								
Floors								
Carpet	53%			2023	\$292,500	3	\$30,300	
Cast in Place Concrete	15%			LIFE	* *	5	\$12,500	
Ceramic Tile	5%			2030	\$41,900	5	\$1,900	
Granite Panels	2%			LIFE	**	5	\$600	
Vinyl Tile	25%			2027	\$91,900	3	\$4,800	
Interior Walls	·				ala -l-	_	44.40	
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	* *	-	Ø15 500	
Wood	10%			LIFE	* *	5	\$15,500	

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

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

Asset #: 2349

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	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 Repai	r F	utur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%)47	* *	5	\$100	
			: Moderate, Area	ı Affe	cted : 100%			
		: Electrical Roo						
	Explana	tion : 2 - Main S	ervice Disconnect	t Swii	tches Rated At 800) Ampere.	s Each.	
Transformers								
Dry Type	100%)40	* *	5	\$100	
			: Moderate, Area	ı Affe	cted : 100%			
		: Electrical Roo						
	Explana	tion : 1 - 225 Ki	lovolt-ampere, 14.	5 Kile	ovolt-ampere, 480.	/208/120	Volts	
Switchgear / Switchboard						_	****	
Fused Disc Sw	100%		20)47	* *	5	\$100	
Raceway								
Conduit	100%		20)47	* *	1		
Panelboards								
Fused Disc Sw	10%)43	* *	5	\$100	
Molded Case Bkrs	90%		20)43	* *	5	\$700	
Wiring								
Thermoplastic	100%		20)47	* *	1		
Motor Controllers								
Locally Mounted	10%)40	* *	5		
Motor Control Center	80%)40	* *	5	\$600	
Variable Frequency	10%		20)40	* *			
Drive								
Ground								
Grounding Devices	1000/				* *	-	Ф.400	
Generic	100%		LI	IFE	* *	5	\$400	
stand-by Power								
Transfer Switches	1000/		24	140	* *	1	40.500	
Automatic	100%		20)40	* *	1	\$8,500	
Generators	1000/		24	26	* *	1	¢10.700	
Diesel	100%		_,)36		1	\$10,700	
			: Moderate, Area	i Affe	ciea : 100%			
		: Outside		1 1 . 1	105 Wiles "			
	Explana	non : Emergenc	y Generator Rated	a At I	23 Kilowatts			

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

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

Asset #: 2349

Electrical	Current Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	100%	2021	\$1,700	5	\$1,000	
Fuel Storage						
Main Tank	100%	2055	* *	5	\$700	
	Other Observation, Extent : Modera	te, Area Affect	ted : 100%			
	Location: Outside					
	Explanation: 335 Gallons Rated C	<i>`apacity</i>				
Lighting						
Interior Lighting	40%	2032	* *	10	¢0.200	
Fluorescent	40% Other Observation, Extent : Light, A			10	\$9,300	
	Location: Throughout The Buildin		100/0			
	Explanation: T-8 Lamps	8				
Fluorescent	60%	2032	* *	10	¢14.000	
Fluorescent	Compact Fluorescent Light, Extent :				\$14,000	
	Location: Throughout The Buildin		еи Ајјестеи . 100	//0		
Egress Lighting						
Emergency, Service	40%	2032	* *	1		
Emergency, Battery	10%	2032	* *	10	\$600	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$2,100	
	Other Observation, Extent : Modera		ted : 100%			
	Location: Hallways And Basement					
F' (C. 1. D'	Explanation: CCTV Surveillance (<u> 'ameras</u>				
Fire/Smoke Detection	700/					
No Component	70% 30%	2032	* *	1.2	¢£ 100	
Generic, Digital				1-3	\$5,100	
	Other Observation, Extent: Moderal Location: Hallways	е, Агей Ајјеси	ей : 100%			
	Explanation: Strobe Lights, Manu	al Dull Station	us Alaum Dalla C	maka Da	staatons And Usees	
	Explanation : Strove Lights, Manu	ai Fuii Sianon	s, Alarm Dells, S	токе Де	ieciors Ana Horns	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2037 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Basement			
	Explanation: Cogeneration Hot Wate	r From Power Plant To Wa	ırm-up The Boiler	

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

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

Asset #: 2349

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$12,600	
	Other Observation, Extent:		: 100%			
	Location: Basement Boile		W.,			
Distribution	Explanation: 1 Units And	1 Cogeneratea Hot v	vater Heat Excnai	iger.		
Hot Wtr Piping/Pump	100%	2043	* *	4	\$1,300	
Terminal Devices	10070	2043		4	\$1,300	
Air Handler	60%	2027	\$228,300	1	\$9,500	
Convector/Radiator	25%	2040	**	1	\$2,100	
Fan Coil Unit/Heat	15%	2027	\$60,800	1	\$1,200	
Air Conditioning	1070	2021	\$00,000		Ψ1,200	
Energy Source						
Electricity	15%	2043	* *	1		
Steam/HW System	85%	2037	* *	1		
Conversion Equipment						
Absorption	85%	2036	* *	1	\$23,400	
Chiller/Steam/HW						
	Other Observation, Extent:	Light, Area Affected	: 85%			
	Location: Basement					
	Explanation: It Serves Th	e Lion House As Well	<i>!</i> .			
Split Unit	15%	2027	\$86,600			
	R-22 Refrigerant, Extent : L	ight, Area Affected :	15%			
	Location: 4 Units, Back Y	'ard				
Distribution						
CW & CHW Wtr	85%	2047	* *	4	\$1,100	
Pipe/Pump						
No Component	15%					
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%					
Heat Rejection	1.50/	2025	#22.1 00		#2 5 00	
Dry Cooler	15%	2027	\$22,100	2	\$2,700	
Water Cooling Tower	85%	2025	\$87,300	2	\$21,800	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$14,200	
Exhaust Fans	100/0	LIFE		۷-3	\$14,200	
Exhaust Fans Interior	100%	2027	\$96,300	2	\$800	
Plumbing	100/0	2021	Ψ20,200		\$600	
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
HW Heat Exchanger	10070	2017				
Steam Fired	100%	2037	* *	4	\$3,800	
	10070	2031		•	\$5,000	

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

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

Asset #: 2349

Mechanical	Current Repair	Future Ro	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron		9,900 LIFE	* *	1		
	Blockage /Clogged, Extent : Set	vere, Area Affected :	5%			
	Location : Outside Northeast					
Sump Pump(s)						
Submersible	100%	2021	\$1,000	4	\$900	
Backflow Preventer						
Generic	100%	2032	* *	1	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	<i>Location</i> : <i>B</i> , <i>1</i> , <i>2</i>					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$12,800	
Sprinkler						
Generic	100%	2047	* *	1-2	\$7,100	

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

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

Print Date: 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

Area Sq Ft : 29,110 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Total

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$224,300	\$165,700
Interior Architecture		\$445,400
Electrical		\$716,800
Mechanical	\$676,300	\$153,100
Total	\$900,500	\$1,481,000
Importance Code A	\$224,300	\$215,500
Importance Code B	\$676,300	\$1,265,500
Total	\$900,500	\$1,481,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$37,100	\$92,200	\$164,400	\$16,000
Importance Code A	\$27,400	\$9,500	\$1,400	\$1,500
Importance Code A Importance Code B	\$27,400 \$9,600	\$9,500 \$82,700	\$1,400 \$163,000	\$1,500 \$14,500

\$92,200

\$164,400

\$16,000

\$37,100



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

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

Asset #: 2362

Architecture	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete		S11,400 LIFE	* *	5	\$4,900	
	Spalling, Extent: Severe, Area					
	Location: Circulation Ramp					
Concrete Masonry Unit		12,500 LIFE	**	5	\$5,500	
	Jnt Mortar Miss/Erod, Extent	: Moderate, Area Affe	ected: 25%			
	Location: All Facades Vegetation Growth, Extent: M	Andanata Anna Affanta	ad . 250/			
	Location : Perimeter Walls					
	Water Penetration, Extent: M					
	Location : Perimeter Walls					
	Other Observation, Extent : S					
	Location : Within Wall Syste	***				
	Explanation : Suspect Probl		ıry Ties			
Windows						
Aluminum	100%	2035	* *	5	\$600	
Parapets	200/ 37	11 000 1 155	ate ate	_	4.500	
Concrete Masonry Unit	·	S11,900 LIFE	200/	5	\$500	1
	Misaligned/Bulging, Extent:			15		
	Location: Throughout, Insid Spalling, Extent: Severe, Area		- Section 04, 0	3		
	Location: Throughout, Insid		- Section II4 I	75		
	Vegetation Growth, Extent: S					
	Location: Throughout, Insid	***		5		
	Water Penetration, Extent : M					
	Location : Throughout	, 33				
Concrete Masonry Unit	60% Now	\$2,400 LIFE	* *	5	\$1,000	
5 5 5	Jnt Mortar Miss/Erod, Extent		ected : 25%	-	4-,	
	Location: Throughout					
Metal Panel	5% Now	\$300 2047	* *	5	\$100	
	Seams Open/Split, Extent : Se	•	15%			
	Location: Parapet Caps					
Metal Rail	5%	2032	* *	5-10	\$1,300	

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

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

Asset #: 2362

Architecture	chitecture Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	20%			2027	\$43,500	10	\$5,200	
Metal Panel	15%			2032	* *	10	\$7,200	
Modified Bitumen	20%			2035	* *	10	\$5,200	
		place Evide 1 : Upper Ro	nt, Extent : Light, oofs	Area Aff	ected : 100%			
Skylight, Plastic	10%			2032	* *	1		
Sloped Glazing	Glazing B Location	ı : Over Exh				5	\$122,200	
	Location Water Per	i : Underside	xtent : Moderate, . e Of Support Bean tent : Moderate, A ibition	ns In Sec	tion U2			
Interior								
Floors								
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	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$11,900	
Glass: Special Gauge	20%			LIFE	* *	1		
Plaster	30%			LIFE	* *	5	\$5,300	
	Other Obs	servation, Ex	xtent : Light, Area	Affected	: 100%			
	Location	i : Throughd	out Exhibits					
	Explana	tion : Hand	Painted Murals					
Ceilings								
AcousTileSusp.Lay-In	50%			2040	* *	5	\$21,600	
Exposed Concrete	25%			LIFE	* *	5	\$1,700	
Wood	25%			LIFE	* *	5	\$94,500	

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$49,900	3	\$100	
	Other Observation, Extent: Moderate, 1	Area Affecte	ed: 100%			
	Location: Outside					
	Explanation: 600 Amperes, 4,160 Vo	lts				

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

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

Asset #: 2362

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Moderate Location: Outside The Building Explanation: One 500 Kilovolt-amp			3	\$200	
Feeders	Explanation . One 500 Knovoti ump	7676, 7,1001	100/2//20			
Cable	100%	2026	\$16,100	1		
Raceway	10070	2020	\$10,100			
Conduit	100%	2027	\$42,700	1		
Under 600 Volts	10070	2027	ψ 12,700	-		
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate Location: Electrical Room Explanation: No Available Nameplo		\$8,700 cted : 100%	5	\$100	
Switchgear / Switchboard	Explanation : 110 11 valuable 1 value pie	are rearings				
Fused Disc Sw	100%	2027	\$127,400	5	\$100	
Raceway	10070	2027	Ψ127,100		Ψ100	
Conduit	100%	2027	\$61,800	1		
Panelboards	10070	2021	ψ01,000			
Fused Disc Sw	10%	2026	\$6,200	5	\$100	
Molded Case Bkrs	90%	2026	\$56,100	5	\$700	
Wiring	7070	2020	\$20,100		Ψ700	
Thermoplastic	100%	2027	\$84,700	1		
Motor Controllers	10070		\$0.,700			
Locally Mounted	20%	2025	\$6,200	5		
Motor Control Center	80%	2025	\$47,300	5	\$600	
Ground	0070	2023	ψ.17,500		Ψ000	
Grounding Devices Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$9,000	
Generators						
Diesel	100% Other Observation, Extent: Moderate Location: Outside The Building Explanation: Emergency Generator	. 55		1	\$11,300	
Batteries	1					
Lead/Acid	100%	2021	\$1,600	5	\$1,100	
Fuel Storage Main Tank	100% Other Observation, Extent : Moderate	2055	**	5	\$900	
	Location: Outside					
Lighting	Explanation: 175 Gallon Rated Cap	pacity				

Lighting

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

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

Asset #: 2362

		A3361# . 23	02					
Electrical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting								
Interior Lighting								
Fluorescent	38%		2032	* *	10	\$10,100		
	T-8 Lamps And Fixt	ures, Extent : Moder	ate, Are	a Affected : 100%				
	Location: Offices							
Fluorescent	60%		2027	\$103,700	10	\$16,000		
	Other Observation.	Extent : Moderate, A		. ,				
	Location : Throug		33					
	-	npact Fluorescent La	mps					
LED	2%	-	2032	* *				
Egress Lighting								
Emergency, Service	50%		2027	\$7,500	1			
Exit, Service	50%		2027	\$5,100	1			
Exterior Lighting								
HID	30%		2027	\$34,400	10			
No Component	70%							
Mechanical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component	% of Fail Dat	e Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	

Mechanical	Current Re	pair F	uture Rep	olacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)		ear Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%	20)37	* *	1		
	Other Observation, Ext	ent : Light, Area Affe	ected : 100	0%			
	Location : Boiler Roc	m					
	Explanation : Cogene	eration Hot Water Fr	om Power	Plant To Wa	rm-up Th	ne Boilers	
Conversion Equipment							
Hot Water Boiler	100%	20	040	* *	1	\$14,400	
	Other Observation, Ext	ent : Light, Area Affe	ected : 100)%			
	Location: First Floor	r Mechanical Room					
	Explanation: 2 Absor	rbers Boilers Supplen	nent Hot V	Vater Loop			
Distribution	-						
Hot Wtr Piping/Pump	100%	20)35	* *	4	\$1,400	
Terminal Devices							
Air Handler	80% 0-2	\$319,700 20)37	* *	1	\$13,000	
	Corroded, Extent : Sev	ere, Area Affected : 3	0%				
	Location: Roof						
	On Extended Life, Exte	nt : Moderate, Area A	Affected :	100%			
	Location : First Floor	r Fan Room And Roo	f				
Convector/Radiator	20%)32	* *	1	\$1,900	
	ZU / 0	20	154		1	\$1,500	
ir Conditioning							
Energy Source Natural Gas	100%	20)37	* *	1		
Inatural Gas	10070	20	151	•	1		

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

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

Asset #: 2362

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Direct Fire	100%			2032	* *	1	\$31,500	
			xtent : Light, Area Mechanical Roon		!: 100%			
			gerant Lithium Bro					
Distribution CW & CHW Wtr Pipe/Pump	100%			2047	* *	4	\$1,400	
Terminal Devices Air Handler/Cool/Ht			oderate, Area Affe oderate Evidence O			1	\$18,000	
Heat Rejection	Location	i . 100j, 1410	derait Evidence O	7 001103	non			
Water Cooling Tower	100%			2028	\$107,900	2	\$29,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,200	
Exhaust Fans	• • • • •				440.400			
Interior	20%	0.2	#27 000	2022	\$20,200	2 2	\$200	
Roof	80% On Extend Location	led Life, Ex	\$37,800 tent : Moderate, A	2037 rea Affec		2	\$600	
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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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 WORLD OF DARKNESS

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$124,600	\$58,700
Interior Architecture		\$49,400
Electrical	\$96,100	\$143,900
Mechanical	\$120,000	\$73,100
Total	\$340,600	\$325,200
Importance Code A	\$124,600	\$131,800
Importance Code B	\$216,100	\$193,300
Total	\$340,600	\$325,200

Total	\$40,400	\$97,300	\$22,900	\$2,500
Importance Code C				
Importance Code B	\$36,800	\$66,700	\$22,400	\$2,000
Importance Code A	\$3,700	\$30,600	\$500	\$500
Total	\$40,400	\$97,300	\$22,900	\$2,500
Mechanical	\$18,500	\$42,500	\$2,100	\$1,800
Electrical	\$22,000	\$24,200	\$700	\$700
Interior Architecture		\$500	\$20,000	
Exterior Architecture		\$30,100		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2334

Exterior Walls Cast in Place Concrete Othe	foof Fail Date Estimated Cost otal (Years) 10% r Observation, Extent: Severe, Ar.	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior Walls Cast in Place Concrete Othe		LIDD						
Cast in Place Concrete Othe		LIEE						
Othe								
	r Observation, Extent : Severe, Ar	LIFE	**	5	\$10,000			
1.0	Location: Building Entire							
	2	Enhibite Class	J.T. D. L.I: -					
	planation: Building Inaccessible -		1 10 Public. * *		Φ.Σ.Ο. 7 .Ο.Ο.			
	90% Now \$124,600	LIFE		5	\$58,700			
	king/Crumbling, Extent : Moderat cation : Throughout	е, Area Ајјестеа	1:20%					
	ration : Throughout riorated Finish, Extent : Severe, A	rag Affactad : 2	00/					
	cation : East And South Facades	ей Ајјестей . 2	070					
	ling, Extent : Moderate, Area Affec	eted · 25%						
-	cation : Throughout Panels							
	er Penetration, Extent : Moderate,	Area Affected :	20%					
	cation : Throughout	33						
Othe	r Observation, Extent : Moderate,	Area Affected :	5%					
Loc	cation : Underside Of Panels							
Ex_{I}	olanation : Exposed Rebar							
Parapets								
	00%	LIFE	* *	5	\$27,000			
Roof	0004		di di		** **********************************			
	00%	2032	* *	10	\$30,100			
Interior								
Floors Carpet	10%	2023	\$19,300	3	\$2,200			
1	1076 r Observation, Extent : Severe, Ar			3	\$2,200			
	cation : Building Entire	м пусски . 10	0/0					
	planation : Interior Inaccessible A	nd Closed To Th	he Public					
	85%	LIFE	**	5	\$27,000			
Sheet Vinyl/Rubber	5%	2027	\$22,400	5	\$1,100			
Interior Walls		2021	ψ22, 100		Ψ1,100			
	50%	LIFE	* *	5	\$4,500			
<u> </u>	50%	LIFE	* *	5	\$3,400			
Ceilings					. ,			
	50%	LIFE	* *	5	\$1,100			
*	50%	2027	\$49,400		-			

Electrical	Current Repair	Future Replacement	Ma	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts					
Transformers					
Liquid Filled	100%	2032 **	3	\$100	
•	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Outside				
	Explanation: One 500 Kilovolt-ampe	re, 4,160hv-208/120lv			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF DARKNESS

Asset #: 2334

Electrical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts		I				
Feeders						
Cable	100%	2035	* *	1		
Raceway						
Conduit	100%	2037	* *	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2027	\$1,800	5		
	Other Observation, Exte	nt : Moderate, Area Aff	ected : 100%			
	Location : Electrical R	oom				
	Explanation: Two 400	Amperes Main Disconi	nect Switches			
Fused Disc Sw	30%	2037	* *	5		
	Other Observation, Exte	nt : Moderate, Area Aff	ected : 100%			
	Location : Electrical R	oom				
	Explanation: One 400	Amperes Main Disconi	nect Switch			
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		
	Insulation Aged, Extent : Location : Throughout	**	ed : 100%			
Thermoplastic	20%	2037	* *	1		
Thermoplastic	30%	2027	\$5,700	1		
Motor Controllers						
Locally Mounted	100%	2025	\$30,700	5	\$100	
Ground						
Grounding Devices						
Generic	100% 0-2	\$9,900 LIFE	* *	5	\$100	
	Other Observation, Exte	nt : Moderate, Area Aff	ected : 100%			
	Location: 1st Floor					
	Explanation: Corrode	d And Connected To Mo	iin Water Pipe			
Stand-by Power						
Transfer Switches						
Automatic	100%	2032	* *	1	\$3,000	
Generators						
Diesel	100%	2030	\$76,300	1	\$3,800	
	Other Observation, Exten		ected : 100%			
	Location : Outside The					
	Explanation : Emergen	cy Generator Rated At	125 Kilowatts			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF DARKNESS

Asset #: 2334

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	100%	2021	\$1,600	5	\$400	
Fuel Storage						
Day Tank	50%	2035	* *	5	\$900	
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location : Outside					
	Explanation: 30 Gallons Rated Cape	acity				
Main Tank	50%	2042	* *	5	\$100	
	Other Observation, Extent: Moderate,	Area Affect	ed : 100%			
	Location: Outside					
	Explanation: 200 Gallons Rated Cap	pacity				
Lighting						
Interior Lighting						
Fluorescent	25%	2022	\$14,400	10	\$2,200	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Offices					
	Explanation: T-12 Lamps					
Incandescent	75%	2022	\$96,100	2	\$200	
Egress Lighting						
Emergency, Service	50%	2027	\$2,500	1		
Exit, Service	50%	2027	\$1,700	1		
Exterior Lighting						
Fluorescent	20%	2022	\$6,500	10	\$200	
	Compact Fluorescent Light, Extent : M Location : Outside	Ioderate, Ar	ea Affected : 100)%		
No Component	80%					

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
	Other Observation, Extent: Location: 1st Floor Boiler Explanation: Cogeneration	Room		rm-up Tl	ne Boiler	
Conversion Equipment						
Hot Water Boiler	100% Now Other Observation, Extent: Location: 1st Floor Boiler		\$73,100 ad: 50%	1	\$4,300	
	Explanation: 1 Defective Union of the Lorentz Explanation of the Lorentz Ex	Init And 1 Cogenero	uted Hot Water He	at Excha	nger. Boiler Goes	
Distribution						
Hot Wtr Piping/Pump	100% 0-2 Corroded, Extent : Moderate Location : 1st Floor Boiler		\$14,800 %	4	\$500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF DARKNESS

Asset #: 2334

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	90%			2022	\$120,000	1	\$5,400	
Fan Coil Unit/Heat	10%			2022	\$14,200	1	\$300	
Air Conditioning								
Energy Source Electricity	100%			2035	* *	1		
Conversion Equipment	10070			2033		1		
Reciprocating Compr/Chiller	30%			2032	* *	1	\$1,400	
Compi/Cimici	-	gerant, Exi : Outside	tent : Light, Area A	Affected :	30%			
No Component	70%							
Distribution	7070							
CW & CHW Wtr	30%			2037	* *	4	\$200	
Pipe/Pump								
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$9,600	1	\$1,800	
No Component	70%							
Heat Rejection	200/			2022	de de	2	Φ2 000	
Air Cooled Condenser Unit	30%			2032	* *	2	\$2,000	
No Component	70%							
Ventilation	7070							
Distribution								
Ductwork/Diffusers		0-2 aning, Exte : Through	\$4,400 ent : Moderate, Are out	LIFE ea Affecte	* * d : 70%	2-5	\$5,400	
Exhaust Fans								
Interior	50%			2022	\$16,900	2	\$200	
Not Accessible	50%							
Plumbing								
H/C Water Piping Brass/Copper			\$3,500 Toderate, Area Affe Tain And Piping, 1s		* *	1		
Water Heater								
Gas Fired	100%			2025	\$5,800	2	\$100	
Sanitary Piping								
Cast Iron		0-2 Extent: M : 1st Floor	\$3,500 Toderate, Area Affe r	LIFE ected: 15	**	1		
Storm Drain Piping								
Cast Iron		0-2 Extent: M : 1st Floor	\$1,000 Toderate, Area Affe	LIFE ected: 15	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF DARKNESS

Asset #: 2334

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic 100%

Obsolete Fixtures, Extent: Severe, Area Affected: 100%

Location: Throughout

^{**} 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
Total		\$312,200
Importance Code B		\$312,200
Total		\$312,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Interior Architecture				
Electrical	\$1,600			
Total	\$1,600			
Importance Code A				
Importance Code B	\$1,600			
Total	\$1,600			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset #: 495

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$500	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	3		
	Other Observation, Extent: Moderate, Location: Outside	-	ted : 100%			
T	Explanation: 6-600 Amperes, 4,160	/olts				
Transformers	1000/	2025	#212 200	2		
Liquid Filled	100% Other Observation, Extent: Moderate, A Location: Outside Explanation: No Rating Available	2025 Area Affec	\$312,200 ted: 100%	3		
Feeders	Explanation . No Rating Tvatiable					
Cable	100%	2049	* *	1		
Raceway	10070	2047		1		
Conduit	100%	2053	* *	1		
Under 600 Volts	10070	2033		1		
Service Equipment						
Molded Case Bkrs	100%	2047	* *	5		
	Other Observation, Extent : Moderate, A Location : Outside Explanation : Main Service Disconnec	Area Affec				
Transformers	*					
Dry Type	100%	2044	* *	5		
<i>y</i> 71	Other Observation, Extent : Moderate, Location : Outside	Area Affec	ted : 100%			
	Explanation: 15 Kilovolt-ampere, 480	0/208/120	Volts			
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						
Transfer Switches						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset #: 495

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators							
Diesel	100%	2036	* *	1	\$100		
	Other Observation, Extent: Moderate	, Area Affec	eted : 100%				
	Location: Outside						
	Explanation : Emergency Generator	Rated At 30	00 Kilowatts				
Batteries							
Lead/Acid	100%	2021	\$1,600	5			
Fuel Storage							
Main Tank	100%	2055	* *	5			
	Other Observation, Extent: Moderate	, Area Affec	rted : 100%				
	Location: Outside						
	Explanation: 700 Gallons Rated Ca	pacity					
Lighting							
Interior Lighting							
Incandescent	100%	2032	* *	2			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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
Total		\$471,500
Importance Code A		\$49,900
Importance Code B		\$421,600
Total		\$471,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,000			
Interior Architecture	\$1,000			
Electrical		\$2,000		
Total	\$2,000	\$2,000		
Importance Code A	\$1,000			
Importance Code B	\$1,000	\$2,000		
Total	\$2,000	\$2,000		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION

Asset #: 496

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$400	
Roof		•						
Metal Panel	100%	Now	\$1,000	2032	* *			
	Corrosion	Rusting, E.	xtent : Moderate, A	1rea Affe	cted : 25%			
	Location	: At Perim	eter Edges And Ov	erlappin	g Seams			
	Deformed	Dented, Ex	tent : Moderate, A	rea Affe	cted : 25%			
	Location	: Through	out					
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$500	
Ceilings		•						
Exposed Struc: Steel	100%	Now	\$1,000	LIFE	* *			
	Corrosion	Rusting, E.	xtent : Moderate, A	1rea Affe	cted : 25%			
	Location	: Through	out					

Electrical	Current Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2027	\$49,900	3					
	Other Observation, Extent : Moderate, 2	Area Affe	cted : 100%						
	Location: Outside								
	Explanation : Three 600 Ampere Mair Sub-stations Transformers 13.2 Kilo-v		ect Switches For (Congene	ration Plant And				
Transformers		•	_		_	•			
Liquid Filled	100%	2025	\$312,200	3					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Substation C								
	Explanation: One 250 Kilovolt-amper	·e, 13.2v/	4,160hv-480/277lv	v					
Feeders									
Cable	100%	2026	\$66,700	1					
Raceway									
Conduit	100%	2027	\$42,700	1					
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2037	* *	5					
	Other Observation, Extent : Moderate, 2	Area Affe	cted : 100%						
	Location : Outside								
	Explanation: Main Service Switch Ra	ted At 60	Amperes.						
Raceway									
Conduit	100%	2037	* *	1					
Wiring									
Thermoplastic	100%	2037	* *	1					

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION

Asset #: 496

Electrical	Current Repair	Future Replacen	nent l	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated FY	Cost Cycle (Yrs)		Priority
Ground					
Grounding Devices					
Not Accessible	100%				
Lighting					
Interior Lighting					
Incandescent	100%	2022 \$2	2,000 2		
Exterior Lighting					
HID	20%	2027	\$100 10		
No Component	80%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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
Total		\$43,300
Importance Code B		\$43,300
Total		\$43,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,100			
Interior Architecture	\$2,200			
Electrical		\$2,000		
Total	\$13,300	\$2,000		
Importance Code A	\$11,100			
Importance Code B	\$2,200	\$2,000		
Total	\$13,300	\$2,000		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Asset #: 497

Architecture		Current Repair			Future Replacement		Maintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	5%		\$100	LIFE	* *	5	\$200	
	_	Crumbling, : Through	, Extent : Moderate out	, Area Ą	ffected : 5%			
Masonry: Brick	95%	Now	\$5,900	LIFE	* *	5	\$600	
3	Horizonta	l Cracks, E	Extent : Moderate, 2		ected : 15%		*	
	Location	: Through	out	00				
	Rusting M	asonry Sup	ot, Extent : Modera	te, Area .	Affected : 20%			
	_	: Through						
Windows								
Metal Louvers	100%	0-2	\$4,500	2042	* *			
		/Rusting, E	Extent : Moderate, 2	Area Affe	ected : 35%			
	Deteriora	_	Extent : Moderate,	Area Af	fected : 50%			
Roof								
Cast in Place Concrete	100%		\$600	LIFE	* *			
		Crumbling, : Through	, Extent : Moderate out	, Area Ą	ffected : 20%			
terior								
Floors								
Cast in Place Concrete	100%	0-2	\$700	LIFE	* *	5	\$500	
	Cracking/	Crumbling,	, Extent : Moderate	, Area Ą	ffected : 25%			
	Location	: Through	out					
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings								
Exposed Concrete		Now	\$1,500	LIFE	* *	5		
	-	Reinforcema : Electrica	ent, Extent : Moder al Room	ate, Ared	a Affected : 20%			

lectrical	Current Repair	Future Rep	olacement	M	aintenance	
estem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
er 600 Volts	•					
Transformers						
Dry Type	100%	2044	* *	3		
	Other Observation, Extent: Moder	ate, Area Affected	: 100%			
	Location : Outside					
	Explanation: No Available Rating	gs				
Feeders						
Cable	100%	2049	* *	1		
Raceway						
Conduit	100%	2053	* *	1		

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Asset #: 497

Electrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2053	* *	5		
	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%			
	Location : Elec	ctrical Room					
	Explanation: 1	Main Service Switch Ra	ted At 80	00 Amperes.			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2053	* *	5		
Raceway							
Conduit	100%		2027	\$13,000	1		
Panelboards							
Molded Case Bkrs	50%		2026	\$43,300	5		
Molded Case Bkrs	50%		2049	* *	5		
Wiring							
Thermoplastic	50%		2027	\$9,500	1		
Thermoplastic	50%		2053	* *	1		
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%						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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 ACADEMY OF MUSIC
Address : 30 LAFAYETTE AVE. @ASHLAND PL.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 162,337 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Jul-2017 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,4

Block : 2111 Lot : 15 BIN : 3059185

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$1,084,700	\$15,564,500
Importance Code A	\$666,400	\$583,600
Importance Code B	\$217,200	\$4,224,100
Importance Code C	\$201,100	\$10,756,900
Total	\$1,084,700	\$15,564,500

Total	\$201,400	\$91,000	\$295,900	\$160,500
Importance Code C				\$22,700
Importance Code B	\$169,800	\$78,200	\$261,800	\$124,900
Importance Code A	\$31,600	\$12,900	\$34,100	\$12,900
Total	\$201,400	\$91,000	\$295,900	\$160,500
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Site Pavements	\$8,400			
Mechanical	\$72,900	\$50,100	\$144,300	\$58,300
Electrical	\$44,200	\$11,800	\$37,100	\$14,400
Interior Architecture	\$42,000	\$6,000	\$70,500	\$64,700
Exterior Architecture	\$10,800		\$20,900	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

rchitecture		Current Repair			Future Replacement		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$74,000	
Masonry: Brick	55%			LIFE	* *	5	\$52,100	
Masonry: Brick		Now	\$129,700	LIFE	* *	5	\$18,900	
			, Extent : Moderai		Affected : 30%			
			cade, East-West A					
			derate, Area Affect	ted : 25%	ó			
			cade, Alleyway					
			ctent : Moderate, A	1rea Affe	cted : 10%			
		: Foundati	on					
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	,	Now	\$7,200	2053	* *	5	\$1,100	1
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Split/Cracked, Extent : Severe, Area Affected : 50%							
	Location : Alleyway And Throughout							
	Water Pen	etration, Ex	ctent : Moderate, A	1rea Affe	cted : 15%			
	Location	: Dressing	Rooms					
Parapets								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$15,700	
Masonry: Brick		Now	\$42,400	LIFE	* *	5	\$3,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Parapets Facing Alley							
		-	derate, Area Affect	ted : 25%	ó			
			Along Alley					
Metal Panel	20%			2048	* *	5	\$6,300	
Metal Rail		Now	\$2,400	2033	* *	5	\$2,900	
Wetar Kari	Corrosion/Rusting, Extent: Moderate, Area Affected: 20% Location: Over Fifth Floor							
		-	n 1-1001 Extent : Moderate,	Area Af	Sected · 25%			
				meu Ajj	CIEU . 2J/0			
	Location	· · Over r iii	n r 100r					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		l Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	400/			2026	* *	10	#20.000	
IRMA/Protected Membrane	40%			2036	7 7	10	\$38,900	
IRMA/Protected Membrane	45% N	ow	\$396,400	2038	* *			
Wemorane	Insul Deter/M	iss, Extent	: Severe, Area	Affected .	25%			
	Location : C			55				
	Worn/Eroded,	Extent: N	Ioderate, Area	Affected .	25%			
	Location : C	ver Cafe A	Ind Stage					
Modified Bitumen	10%			2036	* *	10	\$9,700	
	Recent Replac	e Evident,	Extent : Light,	Area Affe	ected : 100%			
	Location : C	ver 4th Fl	oor Offices					
Skylight, Metal/Glass	3% N		\$97,900	2038	* *			
		_	nt : Moderate, A	Area Affe	cted : 25%			
	Location : C	_						
	_		l, Extent : Mode	erate, Are	a Affected : 25%			
	Location : C	ver Stage						
Sloped Glazing	2%			LIFE	* *	5	\$26,000	
Soffits /T	1000/			LIEE	* *	~		
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	200/			2020	Φ10.70ζ.000	-	#45.500	
Fabric on Framing	20%			2029	\$10,506,900 * *	5	\$45,500	
Gypsum Board Masonry: Brick	5% 10% N	· OW	\$201,100	LIFE LIFE	**	5	\$13,600	
Masonly. Blick			tent : Moderate					
	Location : B	-		, 111 ca 11 <u>,</u>	<i>jected</i> : 2070			
			nt : Moderate, 2	Area Affe	cted : 10%			
	Location : B			33				
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$27,300	
Plaster	30%			LIFE	* *	5	\$40,900	
Wood	10%			LIFE	* *	5	\$181,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Architecture		Current F	lepair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%			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		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2063	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	75%	4+	\$8,400	2041	* *				
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 5%				
	Location	: Various							
Pavers/Stone	25%			2037	* *				
On-Site Walkways									
Cast in Place Concrete	20%			2041	* *				
Masonry: Granite	80%			LIFE	* *				

ectrical	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2028	\$47,700	5	\$700		
	Other Observation, Extent : Moderat	te, Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation : 2- Main Service Disc	connect Swit	ches Rated At 3000) Ampere	es And 1600		
T	Amperes.						
Transformers	100%	2026	¢275 500	_	\$600		
Dry Type	- * *	2026	\$275,500	5	\$600		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement						
		200/400/2	77 Volta				
S:4-1/ S:4-1-11	Explanation: 300 Kilovolt-ampere,	, 200/400/2/	// voits				
Switchgear / Switchboard Fused Disc Sw	50%	2028	\$46,200	5	\$300		
rused Disc Sw			\$46,200	3	\$300		
	Other Observation, Extent : Moderat Location : Electrical Room	ie, Areu Ajje	ciea . 10070				
	Explanation: 6- Vertical Sections						
Molded Case Bkrs	50%	2028	\$46,200	5	\$2,100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: 2- Vertical Sections						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Electrical	Current R	Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total (Years)	250000000	FY	250000000	(Yrs)	250000000000000000000000000000000000000	11101103
Туре	` ′				. ,		
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		
	Insulation Aged, Exte						
	Location : Through	out The Old Section	of The	Building			
Thermoplastic	40%		2038	* *	1		
Thermoplastic	20%		2048	* *	1		
Thermoplastic	20%		2028	\$18,500	1		
Motor Controllers				4-0,000			
Locally Mounted	50%		2026	\$51,600	5	\$500	
Locally Mounted	10%		2033	**	5	\$100	
Locally Mounted	10% 2-4	\$10,300	2048	* *	5	\$100	
Eccury Weamer	On Extended Life, Ext			ted: 100%	J	Ψ100	
	Location : Basement						
Variable Frequency	30%		2041	* *			
Drive	3070		2041				
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,400	
Lighting	10070		LIIT		3	\$2,400	
Interior Lighting							
Fluorescent	5%		2023	\$29,800	10	\$7,400	
Fluorescent	T-12 Lamps And Fixti	uras Extant : Moda				\$7,700	
	Location : Old Secti			ей Ајјестей . 100%	,		
TI.		on Of The Building		* *	10	#00.200	
Fluorescent	60%	T 16 1	2033		10	\$89,300	
	T-8 Lamps And Fixtur		ate, Are	a Affected: 100%			
	Location : Througho	out The Building					
Fluorescent	20%		2033	* *	10	\$29,800	
	Compact Fluorescent	Light, Extent: Light	ht, Area	Affected: 100%			
	Location: Offices						
Incandescent	10%		2028	\$223,300	2	\$400	
	Other Observation, E	xtent : Moderate, A					
	Location: Lighting		-				
	Explanation : All Sta		ights Co	ontrolled By The Di	imming I	Lighting System	
LED	5%		2036	**		· · · · · · · · · · · · · · · · · · ·	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
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%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	\$167,200	1	\$18,200	
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Hallways And Outside					
	Explanat	ion : CCTV Surveillance Car	nera Syst	'em			
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$103,100	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%		•	
	Location	: Throughout The Building					
	Explanat	ion : Strobe Lights, Alarm Be	ells, Man	ual Pull Stations, S	moke De	etectors And Horns	

Mechanical	Curi	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	40%		2038	* *	1		
Interruptible Gas/Dual	60%		2038	* *	1		
Fuel							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Mechanical	Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Conversion Equipment	200/	2026	* *	1	¢1.6 100		
Furnace	20% Other Observation, Extent: Severe, Are	2036		1	\$16,100		
	Location: Roof	и Ајјесте	:u . 40/0				
	Explanation: 2 Package Units						
Furnace	20%	2028	\$81,300	1	\$16,100		
1 dilidee	Other Observation, Extent : Light, Area			•	Ψ10,100		
	Location : Roof	55					
	Explanation: 3 Package Units						
Steam Boiler	20% Now \$11,200	2026	\$223,300	1	\$28,900		
	Not in Service, Extent : Severe, Area Afj	fected : 1	10%		,		
	Location : The Burner, Although Is Ne						
	On Extended Life, Extent : Severe, Area	Affected	l : 20%				
	Location: #3 Boiler, Boiler Room						
Steam Boiler	40%	2033	* *	1	\$64,300		
	Other Observation, Extent : Light, Area	Affectea	! : 40%				
	Location: Basement Boiler Room						
Distribution	Explanation: 2 Units. 1 Heat Exchange	ger For F	Hot Water Devices				
Hot Wtr Piping/Pump	40%	2036	* *	4	\$3,200		
Steam Piping/Pump	20%	2038	* *	7	\$5,200		
No Component	40%	2030					
Terminal Devices							
Air Handler	40%	2028	\$970,600	1	\$40,200		
Convector/Radiator	20%	2026	\$184,800	1	\$10,500		
No Component	40%						
Air Conditioning							
Energy Source	1000/	2026	* *				
Electricity	100%	2036	* *	1			
Conversion Equipment Absorption	40%	2036	* *	1	\$70,300		
Chiller/Direct Fire	4070	2030		1	\$70,300		
Chiner/Breet 1 ne	Other Observation, Extent : Light, Area	Affected	! : 40%				
	Location: Penthouse	33					
	Explanation: 2 Units						
Ext Pkg Unit -	20%	2033	* *	2	\$2,000		
Heating/Cooling							
	Other Observation, Extent : Light, Area	Affectea	! : 20%				
	Location: Roof						
	Explanation: 2 Package Units. R-410						
Ext Pkg Unit - Heating/Cooling	30%	2028	\$648,100	2	\$3,000		
-	R-22 Refrigerant, Extent : Light, Area A Location : 3 Package Units. Roof	lffected :	30%				
Window/Wall Unit	10%	2023	\$36,000	1			
			,,-				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Mechanical	Current Repa	air Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Distribution	4007	• • • • •			00.000		
CW & CHW Wtr	40%	2048	* *	4	\$3,200		
Pipe/Pump	(00/						
No Component	60%						
Terminal Devices Air Handler/Cool/Ht	40%	2020	¢774 100	1	¢40.200		
No Component	40% 60%	2028	\$774,100	1	\$40,200		
Heat Rejection	0070						
Water Cooling Tower	20%	2029	\$131,000	2	\$32,700		
water Cooling Tower	Other Observation, Exten			2	\$32,700		
	Location: Roof	ii . Bigni, m ca mjecica	. 2070				
	Explanation: 1 Unit						
Water Cooling Tower	20%	2032	* *	2	\$32,700		
water cooming rower	Recent Replace Evident, I		ected · 20%	2	\$32,700		
	Location: 1 Unit. Roof	0 00	2070				
No Component	60%						
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$90,500		
Exhaust Fans	10070	EH E			Ψ70,500		
Interior	25%	2028	\$153,500	2	\$1,200		
Roof	75%	2033	**	2	\$3,700		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2038	* *	1			
Water Heater							
Electric	20%	2023	\$30,400	4	\$200		
Gas Fired	40%	2026	\$42,100	2	\$900		
	Other Observation, Exten	it : Light, Area Affected	! : 40%				
	Location: Basement						
	Explanation: 1 Unit						
Gas Fired	40%	2028	\$42,100	2	\$900		
	Recent Replace Evident,	0 00	ected : 40%				
	Location: 1 Unit. Bases	ment					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/ 37	440.000 7.777					
Cast Iron	100% Now	\$18,000 LIFE	* *	1			
	Leak Evident, Extent : Se		0				
G P ()	Location : Basement Ho	шway					
Sump Pump(s)	1000/	2020	627.200	Α	¢2 400		
Non-Submersible	100%	2028	\$26,300	4	\$3,400		
Sewage Ejector(s)	1000/	2020	¢40.700	Α	ØC 500		
Electric	100%	2028	\$49,700	4	\$6,500		
Backflow Preventer	1000/	2026	* *	1	ድ ስ ስስሳ		
Generic	100%	2036	3, 4	1	\$9,900		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2377

Mechanical	Current Repair	Future Re	Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Fixtures									
Generic	100%								
ertical Transport									
Elevators									
Geared Traction	75%	LIFE	* *						
	Other Observation, Extent : Light, 1	Area Affected : 10	0%						
	Location: 2 Units From 1st To 4	th Floor, 1 Unit Fi	rom Basemen	t To 5th I	Floor				
	Explanation: 3 Units								
Hydraulic	25%	LIFE	* *						
•	Other Observation, Extent: Light,	Area Affected : 25	%						
	Location : Basement - 3 Floor								
	Explanation: 1 Unit								
Escalators	1								
Over 20' Rise	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Lobby To 2nd Floor	33							
	Explanation: 1 Unit								
ire Suppression	<u> </u>								
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				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Kitchen								
	Explanation: 1 Set								

Maintenance \$ are aggregated over a ten-year 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 ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Address : 651 FULTON STREET @ROCKWELL PL.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 47,593 Project Type : CULTURAL AFFAIRS

Date of Survey : 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
Total	\$1,061,700	\$1,625,600
Importance Code A	\$912,700	\$494,900
Importance Code B	\$149,000	\$1,130,700
Total	\$1.061.700	\$1.625.600

Total \$1,061,700 \$1,625,600

\$41,600	\$14,100	\$49,700	\$22,800
\$2,200	\$2,500	\$36,700	\$3,000
\$43,800	\$16,500	\$86,400	\$25,800
\$3,900	\$3,900	\$3,900	\$3,900
\$15,000	\$6,400	\$17,300	\$6,400
\$3,500	\$4,400	\$27,400	\$3,400
\$21,400	\$1,800	\$3,300	\$11,600
		\$34,400	\$500
FY 2021	FY 2022	FY 2023	FY 2024
	\$21,400 \$3,500 \$15,000 \$3,900 \$43,800 \$2,200	\$21,400 \$1,800 \$3,500 \$4,400 \$15,000 \$6,400 \$3,900 \$3,900 \$43,800 \$16,500 \$2,200 \$2,500	\$34,400 \$21,400 \$3,500 \$3,500 \$4,400 \$15,000 \$15,000 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3002

Architecture		Current Repair	Future Replacement Maintenance					
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$50,100		
Masonry: Brick		Now \$726,000 r Miss/Erod, Extent : Modera	LIFE	* *	5	\$115,400		
		r Miss/Eroa, Exiem : Moaero : North Facade, East Facad		jeciea : 50%				
		d/Bulging, Extent : Moderate		cted : 15%				
	_	: North Facade	, 11, 00, 11, 00,	. 10,0				
		asonry Supt, Extent : Moder : East Facade	ate, Area A <u>j</u>	ffected : 25%				
Wood	5%		2033	* *	5	\$32,100		
Windows								
Aluminum	100%		2044	* *	5	\$1,000		
Parapets	0.70/	27		ate ate	_			
Masonry: Brick		Now \$78,400	LIFE	**	5	\$6,500		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : North Facade							
			ata Auga At	Factod . 500/				
		r Miss/Erod, Extent : Modero : North Facade	иге, Агеа Ај	jeciea : 30%				
			a Amag Affa	atad : 150/				
		d/Bulging, Extent : Moderate c : North Facade	e, Area Ajje	ciea : 15%				
Pre-Cast Concrete	5%		LIFE	* *	5	\$2,400		
Stucco Cement	10%		2033	* *	5	\$2,000		
Roof	1070		2000			Ψ2,000		
IRMA/Protected	20%		2033	* *	10	\$8,700		
Membrane								
IRMA/Protected Membrane	30%	Now \$108,200	2038	* *				
Memorane	Insul Miss	/Displaced, Extent : Modera	te Area Aft	ected · 25%				
		: Over Administration Offic		cerea : 2570				
		ded, Extent : Moderate, Ared		25%				
		: Over Administration Offic						
Modified Bitumen	20%		2033	* *	10	\$8,700		
Modified Bitumen	30%		2028	\$184,200	10	\$13,000		
nterior								
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3002

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	25%		LIFE	* *	5	\$9,600	
Masonry: Brick	25%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Plaster	45%		LIFE	* *	5	\$8,700	
Ceilings							
AcousTileSusp.Lay-In	20%		2041	* *	5	\$14,200	
Exposed Concrete	25%		LIFE	* *	5	\$2,800	
Plaster	55%		LIFE	* *	5	\$24,500	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			
On-Site Walkways			•				
Cast in Place Concrete	100%		2045	* *			

ectrical	Current Repair	Future	Future Replacement		Future Replacement Ma		aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2028	\$2,500	5	\$100			
	Other Observation, Extent: Model	rate, Area Affed	eted : 100%					
	Location : Electrical Room 1							
	Explanation : Main Service Disc	onnect Switch I	Rated At 4000 Am	peres				
Fused Disc Sw	50%	2048	* *	5	\$100			
	Other Observation, Extent : Light,	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Electrical Room 2							
	Explanation: Main Service Disc	onnect Switch I	Rated At 1600 Am	peres				
Transformers								
Dry Type	100%	2041	* *	5	\$200			
	Other Observation, Extent : Model Location : Electrical Room 1	rate, Area Affec	cted : 100%					
	Explanation: 225 Kilovolt-ampe	re, 480/277 Vo	lts					
Switchgear / Switchboard								
Fused Disc Sw	50%	2028	\$16,800	5	\$100			
	Other Observation, Extent: Model	rate, Area Affed	cted : 100%					
	Location: Electrical Room 1							
	Explanation: 3- Vertical Section	S						
Fused Disc Sw	50%	2048	* *	5	\$100			
	Other Observation, Extent : Light,	Area Affected	: 100%					
	Location : Electrical Room 2							
	Explanation: 2- Vertical Section	S						
Raceway								
Conduit	20%	2048	* *	1				
Conduit	80%	2028	\$26,100	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3002

Electrical	Curr	ent Repair	Future Replacement		Maintenance			
System Component Type	% of Fail l Total (Yea	Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts			<u> </u>					
Panelboards								
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		
Wiring								
Thermoplastic	50%		2028	\$14,500	1			
Thermoplastic	30%		2038	* *	1			
Thermoplastic	20%		2048	* *	1			
Motor Controllers								
Variable Frequency	100%		2045	* *				
Drive								
Ground								
Grounding Devices	1000/		LIDE	* *	-	6700		
Generic	100%		LIFE	~ ~	5	\$700		
Lighting								
Interior Lighting	20%		2022	\$00,400	10	\$9.700		
Fluorescent		Fixtures, Extent : Mod	2023	\$99,400	10	\$8,700		
	Location : Stag		eruie, Ar	ей Ајјестей . 100%	,			
Fluorescent	35%	,-	2033	* *	10	\$15,300		
Fluorescent		Fixtures, Extent : Light,			10	\$13,300		
	Location : Offi	_	лгей лу	јестей . 10070				
Fluorescent	10%		2028	\$49,700	10	\$4,400		
		on, Extent : Moderate, .				, ,		
	Location: Base	ement						
	Explanation: 0	Compact Fluorescent L	amps					
HID	10%		2028	\$33,800	10	\$200		
Incandescent	10%		2023	\$49,700	2	\$100		
Incandescent	10%		2028	\$49,700	2	\$100		
	Other Observation	on, Extent : Moderate, .	Area Affe					
	Location : Ligh	nting Control Room						
	Explanation : 2	All Stage Lighting Cont	rolled By	The Etc Sensor Di	imming S	System		
LED	5%		2036	* *		-		
Egress Lighting								
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			
Exterior Lighting				•				
HID	30%		2028	\$56,200	10			
No Component	70%							
No Component Alarm	70%							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3002

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$5,300	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Inside And Out	tside				
	Explanation: CCTV Surv	eillance Camera Syster	n			
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$513,900	1-3	\$29,300	
_	Other Observation, Extent .	: Moderate, Area Affec	ted : 100%			
	Location : Throughout Th	e Building				
	Explanation : Alarm Bells	s, Manual Pull Stations	, Strobe Lights, H	lorns An	d Smoke Detectors	

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Electricity	5%	2038	* *	1			
Natural Gas	95%	2038	* *	1			
Conversion Equipment							
Furnace	95%	2028	\$104,000	1	\$22,400		
	Other Observation, Extent: Severe, 2	Area Affected	: 100%				
	Location: 6 Are On The Roof, 7 Ar	re Inside The E	Building				
	Explanation: 13 Units, 6 Rooftop I	Package Units	, 7 Internal Unit	S			
Radiant Heater	5%	2028	\$41,200	2	\$1,100		
Air Conditioning							
Energy Source							
Electricity	100%	2036	* *	1			
Conversion Equipment							
Ext Pkg Unit -	70%	2028	\$407,300	2	\$2,000		
Heating/Cooling							
	R-22 Refrigerant, Extent : Light, Are	ea Affected : 70	0%				
	Location: Roof						
	Other Observation, Extent : Light, A.	rea Affected :	70%				
	Location: Roof						
	Explanation: 6 Rooftop Units						
Split Unit	30%	2033	* *				
1	Other Observation, Extent: Light, A.	rea Affected :	30%				
	Location : Various Locations						
	Explanation: 8 Units. R-410a.						
Terminal Devices	•						
Fan Coil - 2 Pipe	30%	2033	* *	1	\$4,600		
No Component	70%				•		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3002

Mechanical	Cı	rrent Repair	Futur	Future Replacement Maintenance			
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser	30%		2033	* *	2	\$9,900	
Unit	500/						
No Component	70%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢27,500	
Ductwork/Diffusers	100%		LIFE	77 77	2-5	\$26,500	
Exhaust Fans	700/		2020	¢54.000	2	¢1 000	
Roof Roof	70% 30%		2028 2036	\$54,000 * *	2 2	\$1,000 \$400	
Plumbing	3070		2030			\$400	
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater	10070		2030		-		
Gas Fired	70%		2026	\$19,800	2	\$500	
Gus i neu		tion, Extent : Light, Area			-	Ψ200	
	Location : Be	-	55				
	Explanation	: 2 Units					
Gas Fired	30%		2021	\$8,500	2	\$200	
Gus i neu		tion, Extent : Light, Area			-	Ψ200	
	Location : Bo	-	55				
	Explanation	: 1 Unit					
Sanitary Piping	*						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ttion, Extent : Light, Area	Affected	! : 100%			
		t To 2nd Floor					
	Explanation	: 1 Unit					
Fire Suppression							
Standpipe	1000/		2020			4.2.	
Generic	100%		2038	* *	1-5	\$24,000	
Sprinkler	1000/		2020	ملد برائ	1.0	#12.20	
Generic	100%		2038	* *	1-2	\$13,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$58,700	\$180,400
Interior Architecture	\$75,300	\$27,500
Electrical	\$313,700	\$109,500
Mechanical		\$934,900
Total	\$447,700	\$1,252,300
Importance Code A	\$58,700	\$180,400
Importance Code B	\$389,000	\$1,071,900
Total	\$447,700	\$1,252,300

Total	\$171,700	\$37,000	\$15,800	\$72,000
Importance Code C			\$1,000	
Importance Code B	\$168,400	\$22,900	\$11,400	\$66,000
Importance Code A	\$3,300	\$14,100	\$3,300	\$6,000
Total	\$171,700	\$37,000	\$15,800	\$72,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$8,100	\$12,400	\$8,700	\$12,400
Electrical	\$900	\$1,900	\$1,100	\$47,400
Interior Architecture	\$158,700	\$8,000	\$1,900	\$5,700
Exterior Architecture		\$10,800		\$2,600
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	\$1,900	
Stucco Cement	95%			2034	* *	5	\$117,400	
Windows								
Wood	100%			2037	* *	5	\$21,600	
Roof								
Copper/Terne	95%			2057	* *	10	\$121,700	
Modified Bitumen	5%			2034	* *	10	\$2,600	
nterior								
Floors								
Carpet	20%			2028	\$165,400	3	\$18,600	
Carpet	17%	2-4	\$140,600	2031	* *	3	\$15,800	
		ded, Extent : Auditorii	: Moderate, Area . ım	Affected	: 35%			
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	
	_	Crumbling, : Auditorii	Extent : Moderate ım Lobby	, Area Ą	ffected : 20%			
Vinyl Tile	15%			2034	* *	3	\$3,500	
Vinyl Tile		Now	\$13,800	2029	\$27,500	3	\$1,200	
,	Cracking/ Location	Crumbling, : Basemen	Extent : Moderate t	, Area Ą	ffected : 25%		, ,	
		ded, Extent : Basemen	: Moderate, Area 2 t	Affected	: 50%			
Interior Walls								
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

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	5%		2042	* *	5	\$1,300	
	Staining/Discoloring, E. Location: Throughout	-	ea Affected	: 20%			
Exposed Concrete	5% Now	\$4,300	LIFE	* *	5	\$200	
•	Cracking/Crumbling, E.		, Area Affec	cted: 10%			
	Location: Gas Meter						
	Exposed Reinforcement,		ate, Area Aj	ffected : 5%			
	Location: Gas Meter	Room					
	Water Penetration, Exte Location: Gas Meter		lrea Affecte	d : 5%			
Gypsum Board	40%		LIFE	* *	5	\$12,800	
Plaster	40%		LIFE	* *	5	\$6,400	
Plaster	10%		LIFE	* *	5	\$1,600	
	Other Observation, Exte	ent : Light, Area	Affected : 1	100%			
	Location : Second Flo	or					
	Explanation: Vaulted	Ceiling					

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Extent: Light, A Location: Electrical Room Explanation: The Main Service Sw		mperes, l	It Is In G	ood Condition.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2039	* *	5	\$900	
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$900	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$200	
Ground					<u> </u>	
Grounding Devices						
Not Accessible	100%					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Electrical	Current Repair	Future Replacement	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	Section Sectin Section Section Section Section Section Section Section Section	Cycle (Yrs)	Estimated Cost	Priority		
Lighting							
Interior Lighting	5 00/	0004 0140 500	10	#21 7 00			
Fluorescent	70%	2024 \$140,500	10	\$21,700			
	T-12 Lamps And Fixtures, Extent: Location: Throughout The Buildin	ig					
Fluorescent	30%	2024 \$60,200	10	\$9,300			
	Compact Fluorescent Light, Extent : Location : Lobby And Hallways	: Light, Area Affected : 100%					
Egress Lighting							
Exit, Service	100%	2024 \$11,700	1				
Exterior Lighting	1000/	0004 0110 000	1.0	Φ2 100			
Fluorescent	100%	2024 \$112,900	10	\$3,100			
	Compact Fluorescent Light, Extent : Location : Outside	Lignt, Area Affectea : 100%					
Lightning Protection							
Arresters/Cabling	1000/	2022 **	_	Ф1 000			
Generic	100%	2032	5	\$1,000			
	Other Observation, Extent : Light, A Location : Outside	rea Ајјестеа : 100%					
	Explanation: The System Covers To	The Stacks Only					
Alarm	Explanation . The System Covers I	the stacks Only.					
Security System							
No Component	70%						
Generic	30%	2029 \$32,000	1	\$3,800			
	Other Observation, Extent: Light, Area Affected: 100% Location: Inside And Outside						
	Explanation: The Building Has A Operating Properly.	CCTV Surveillance Cameras	System. T	he System Is			
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2029 \$109,500	1-3	\$6,200			
	Other Observation, Extent : Light, A	lrea Affected : 100%					
	Location : Hallways						
	Explanation: The System Mostly (Alarm Bells.	Cover Hallways With Strobe/ho	orns, Pull	Stations, And			

Mechanical	Current Repair	Future Replac	cement	M		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2039	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2042	* *	1	\$33,500	
	Other Observation, Extent : Liga	ht, Area Affected : 100%				
	Location: Basement					
	Explanation: 2 Steam Boilers	And 2 Heat Exchangers -	- Providin	g Service	For 3 Buildings	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Mechanical	Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	80%		2037	* *	4	\$2,000	
Central Plant Steam	20%		2039	* *	4	\$300	
Piping/Pmp							
Terminal Devices							
Air Handler	20%		2029	\$92,800	1	\$4,200	
Convector/Radiator	20%		2034	* *	1	\$2,200	
Fan Coil Unit/Heat	60%		2029	\$296,600	1	\$6,600	
ir Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	80%		2034	* *	1	\$12,500	
•		efrigerant, Extent : Light, Area : Basement Air Conditioning		d : 100%			
No Component	20%						
Distribution							
CW & CHW Wtr	80%		2039	* *	4	\$1,300	
Pipe/Pump							
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	
	Location	ervation, Extent : Light, Area n : Roof Of Palm House					
	Explana	tion : On The Roof Of Adjaces	nt Buildi	ng			
No Component	20%						
entilation							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$5,700	
No Component	70%						
Exhaust Fans					_		
Interior	30%		2029	\$35,200	2	\$300	
No Component	70%						
lumbing					_		
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2027	\$20,100	2	\$500	
		ervation, Extent : Light, Area	Affected	d : 100%			
		: Basement					
	Explana	tion : One 180 Gallon Unit Al	so Servi	ces The Adjacent B	uildings		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Other Observation, Extent: 1	Light, Area Affected : 1	00%			
	Location : Cellar To 3rd Fi	loor				
	Explanation: One Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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				
Total	\$3,100	\$1,100	\$100	\$3,600
Importance Code A	\$3,100	\$1,100		\$3,600
Importance Code B	·	·	\$100	
Importance Code C				
Total	\$3,100	\$1,100	\$100	\$3,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	92%			2034	* *	5	\$7,100	
Wood	8%		\$2,700	2034	* *	5	\$600	
			nt : Moderate, Area					
	Location	: Columns	At Front Entrance	And Wo	ood Trim			
Windows								
Wood	100%			2037	* *	5	\$2,000	
Parapets								
Masonry: Limestone	3%			LIFE	* *	5		
No Component	97%							
Roof								
Modified Bitumen	20%	Now	\$400	2034	* *			
			iss, Extent : Moder	ate, Area	ı Affected : 15%			
	Location	: Rear Of	Building					
Slate	80%			LIFE	* *			
Soffits								
Wood	100%			2042	* *	5		
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$800	
Terrazzo	45%			LIFE	* *	5	\$300	
Vinyl Tile	5%			2029	\$300	3		
Interior Walls								
Plaster	100%			LIFE	* *	5	\$500	
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$200	
Plaster	80%			LIFE	* *	5	\$400	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2038	* *			

lectrical	Current Repair	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2039	* *	5			
	Other Observation, Extent : Light, Area	Affected: 1	00%				
	Location: 1st Floor						
	Explanation: The Main Service Switch	h Is Rated 20	00 Amperes.				
Raceway							
Conduit	100%	2039	* *	1			
Panelboards							
Molded Case Bkrs	100%	2037	* *	5			
Wiring							
Thermoplastic	100%	2039	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2029	\$1,300	10	\$500	
	Compact Fluorescent Light, Ext	tent : Light, Area Affect	ed : 100%			
	Location : Throughout The Bu	iilding				
Exterior Lighting						
Incandescent	100%	2029	\$1,900	2		
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$500	1	\$100	
	Other Observation, Extent : Lig	ht, Area Affected : 1009	%			
	Location : Outside					
	Explanation: The Building He	as An Outdoor CCTV Si	urveillance S	System.		
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2029	\$1,900	1-3	\$100	
, 2	Other Observation, Extent : Lig	ht, Area Affected : 1009	%			
	Location : Inside					
	Explanation : Fire Alarm Dev	ices Are Connected To	Adjacent Bu	ilding Fi	re Alarm System.	

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030		2	\$200	
_	Other Observation, Extent : Light, Ai	ea Affected : .	100%			
	Location: Attic					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$300	
Air Conditioning						
Energy Source						
Electricity	100%	2045	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030	\$5,600	2		
_	R-22 Refrigerant, Extent : Light, Are	a Affected : 10	00%			
	Location: 1 Unit In Attic					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

lechanical	Current Repair	Future Repla	cement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
Water Heater						
Electric	100%	2027	\$500	4		
	Other Observation, Extent : Light, Ar	ea Affected : 100%	· •			
	Location: 1st Floor					
	Explanation: 20 Gallon Units, In A	ttic				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,200	\$529,200
Interior Architecture	\$38,900	\$44,800
Electrical		\$462,000
Mechanical		\$761,800
Total	\$77,000	\$1,797,700
Importance Code A	\$38,200	\$529,200
Importance Code B	\$38,900	\$1,268,500
Total	\$77,000	\$1,797,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$41,800	\$44,200	\$18,700	\$47,200
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	
Total	\$41,800	\$44,200	\$18,700	\$47,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2231

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	100/	3.7	#10. 2 00	2024	* *	-	#4.200	
Stucco Cement	Cracking/		\$10,200 Extent : Moderate tion Of East Facaa			5	\$4,200	
Window Wall	Glazing C Location	: Shading	\$17,900 tent : Moderate, Ar Film Deteriorated Extent : Light, Area			5	\$19,100	
	Location	: Main Ha	ıll					
		tion : Roun	ded Surfaces With					
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	
	Location	: Main Ha						
· . ·	Explana	tion : Curv	ed Glass With Iron	Member	rs .			
Interior								
Floors Carpet	30%			2025	\$233,400	3	\$26,300	
Carpet Cast in Place Concrete	35%			LIFE	\$233, 4 00 * *	5	\$44,800	
Ceramic Tile	55% 5%			2038	* *	5	•	
Marble Panels	5% 5%			LIFE	* *		\$2,900	
					* *	5	\$2,200	
Quarry Tile	10%	2.4	¢20,000	2042	* *	5	\$8,800	
Vinyl Tile		2-4 ded, Extent : Through	\$38,900 : Moderate, Area out	2034 Affected		3	\$3,300	
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%						4-7-24	
¥			Extent : Light, Area	Affected	l : 0%			
			ed Glass Roof - No	Ceilino				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2231

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	10%	2037	* *	5	\$100	
Molded Case Bkrs	90%	2037	* *	5	\$900	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	65%	2029	\$85,700	10	\$23,300	
	T-8 Lamps And Fixtures, Exten Location : 1st Floor	t : Light, Area Aff	fected : 100%			
Fluorescent	25%	2029	\$33,000	10	\$9,000	
	Compact Fluorescent Light, Ex Location: 1st Floor	ctent : Light, Area	·			
Incandescent	10%	2029	\$49,400	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2029	\$27,500	10	\$4,700	
Exit, Service	50%	2029	\$5,500	1		
Exterior Lighting						
Incandescent	100%	2029	\$130,500	2	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$37,000	1	\$4,400	
	Other Observation, Extent : Lig		: 100%			
	Location : Hallway And Outs	ide				
	Explanation : The Building H		illance System. De	vices Are	e Located On	
	Hallways And The Building E	Exterior.				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2029	\$126,500	1-3	\$7,200	
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Hallway					
	Explanation : Fire Alarm De Panel.	vices Are Connect	ed To An Adjacent	Building	g Main Control	

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source HTHW/HW	100%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2231

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Heat Exchanger, Plate & Frame			2038	**	1	\$19,300	
	Other Observation, Location: Boiler F Explanation: Rem	Room In Administra					
Distribution	1000/		2025	4. 4.		0.000	
Hot Wtr Piping/Pump	100%		2037	* *	4	\$2,900	
Terminal Devices	400/		2020	¢214 500	1	¢0.700	
Air Handler Convector/Radiator	40% 50%		2029 2034	\$214,500	1 1	\$9,700	
Fan Coil Unit/Heat	10%		2029	\$57,100	1	\$6,300 \$1,300	
Air Conditioning	1070		2029	\$37,100	1	\$1,300	
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	50%		2029	\$161,900	1	\$9,100	
Split Unit	40%		2034	* *			
	Other Observation, Location: 1st Floo Explanation: 4 Un	or	Affected	: 40%			
Window/Wall Unit	10%		2024	\$7,900	1		
Distribution CW & CHW Wtr	50%		2039	**	4	\$1,000	
Pipe/Pump	50%						
No Component Terminal Devices	3070						
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%		202)	Ψ0,500		Ψ1,500	
Heat Rejection	2070						
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2231

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$5,800	4	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected : 10	00%			
	Location: 1st To 2nd Floor					
	Explanation: One Unit					
Fire Suppression						
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	

Maintenance \$ are aggregated over a ten-year 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 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			
Total	\$40,800	\$7,400	\$900	\$21,700
Importance Code A	\$20,900	\$7,200	\$200	\$21,500
Importance Code B	\$300	\$200	\$600	\$200
Importance Code C	\$19,700			
Total	\$40,800	\$7,400	\$900	\$21,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset #: 2950

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%		\$7,300	LIFE	* *	5	\$4,700	
		ling, Extent : Through	: Light, Area Affed out	cted : 10	0%			
Metal Panel	60%	2-4	\$13,400	2049	* *	5	\$33,500	
			: Moderate, Area		: 100%		4 ,	
	Location	: Through	out	55				
Metal Coiling Doors	15%			2042	* *	5	\$14,000	
Window Wall	20%			2049	* *	5	\$22,300	
Roof								
Single Ply Membrane	100%			2034	* *	10	\$10,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$15,600	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$1,000	
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			
Site Pavements								
Parking/Driveway								
Cast in Place Concrete		Now	\$19,700	2042	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affect	ed : 25%			
	Location	: Between	Two Garage Build	lings				

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$100	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5		
	Other Observation, Extent : Light, An Location : Entrance Door Explanation : Motor Starter Is Asso					
Lighting	211011111111111111111111111111111111111	etatea // titl 20	o. 1.100			
Interior Lighting						
HID	100%	2029	\$5,000	10	\$200	
Egress Lighting						
Exit, Battery	100%	2029	\$1,800	10	\$300	
Exterior Lighting						
HID	100%	2029	\$18,700	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset #: 2950

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$4,500	1	\$500	
	Other Observation, Extent	Light, Area Affected	: 100%			
	Location : Outside					
	Explanation: The Buildir	g Is Provided With O	utdoor CCTV Surv	eillance	System.	

Mechanical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Furnace	100%	2034	* *	1	\$2,400	
	Other Observation, Extent : Li	ight, 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	

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$181,100	\$203,900
Interior Architecture	\$352,300	\$77,800
Electrical	\$112,500	\$408,500
Mechanical		\$543,200
Total	\$645,900	\$1,233,400
Importance Code A	\$181,100	\$203,900
Importance Code B	\$464,800	\$1,029,600
Total	\$645,900	\$1,233,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$44,600	\$101,100	\$27,700	\$74,000
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	
Total	\$44,600	\$101,100	\$27,700	\$74,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	••			2012		_	00.000	
Metal Coiling Doors	2%	3.7	ΦΩ π ΩΩΩ	2042	* *	5	\$3,900	
Stucco Cement		Now	\$95,000	2042	**	5	\$19,700	
		Tumbling, Through:	Extent : Severe, A	rea Affe	cted: 40%			
		_	oui xtent : Moderate, A	luag 1ff	natad . 250/			
			ase Of Both Green		cteu . 25/0			
Window Wall	73%	. At The B	use Of Boin Green	2049	* *	5	\$172,200	
Windows	/3/0			2043			\$172,200	
Aluminum	100%			2045	* *	5	\$2,500	
Roof	10070			2013			Ψ2,200	
Asphalt Macadam	15%			2034	* *	5	\$10,400	
Sloped Glazing	85%			LIFE	* *	5	\$117,700	
nterior								
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		Now	\$352,300	2045	**	5	\$40,400	
	-	Tumbling, Through	Extent : Moderate out	, Area A	ffected : 20%			
Slate	5%			LIFE	* *	5	\$4,500	
Vinyl Tile	25%			2034	* *	3	\$8,000	
Interior Walls								
Cast in Place Concrete		Now	\$3,900	LIFE	* *			
	_	_	Extent : Severe, A To Palm House	rea Affe	cted : 5%			
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	
1 3			Extent : Light, Are		ed: 20%		. ,	
	Location	: Through	out					
Exposed Concrete	20%			LIFE	* *	5	\$2,700	
Exposed Concrete	5%			LIFE	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$10,700	
Metal Panel	5%			LIFE	* *	5	\$5,300	
No Component	40%						-	
-	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 0%			
	Location							
	Explanat	ion : No C	eilings - Greenhou	ses				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Current Repair	r Future l	Replacement	М	aintenance	
% of Fail Date Estin Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			5	\$200	
		100%			
Explanation : Main Servi	ce Switch Is Rated 4000	Amperes.			
100/	2020	* *	-		
				Ø1 400	
90%	2039	* *	5	\$1,400	
1000/	2020	* *	1		
100%	2039	* *	1		
1000/	2027	* *	_	¢1.700	
100%	2037	* *		\$1,500	
1000/	2020	* *	1		
100%	2039		1		
1000/	2024	* *	_	¢400	
100%	2034		3	\$400	
1000/					
10070					
100%	2034	* *	1	\$17,600	
10070	2034		1	\$17,000	
100%	2032	* *	1	\$22 100	
		100%	•	Ψ22,100	
Explanation : Nameplate	Ratings 100 Kilowatt.				
1					
100%	2022	\$1,600	5	\$2,100	
50%	2037	* *	5	\$5,300	
Other Observation, Extent	: Light, Area Affected :	100%			
Location: Generator Roc	om				
Explanation: 75 Gallon	Capacity				
50%	2044	* *	5	\$800	
		100%	-	, - • •	
Location : Underground	-				
Explanation: 500 Gallon	Capacity				
	100% Other Observation, Extent Location: Electrical Roo Explanation: Main Servi 10% 90% 100% 100% 100% 100% 100% 100% 100% 100% 100% Other Observation, Extent Location: Generator Roo Explanation: Nameplate 100% Other Observation, Extent Location: Generator Roo Explanation: 75 Gallon of 50% Other Observation, Extent Location: Generator Roo Explanation: 75 Gallon of 50% Other Observation, Extent Location: Underground	100% 2039	No of Total Fail Date Estimated Cost FY Estimated Cost Total Fail Date (Years) FY Estimated Cost FY	Note Fail Date Estimated Cost Year Estimated Cost Cycle FY	No of Total Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2029	\$57,800	10	\$15,700	
	T-8 Lamps And Fixtures, Extent : Li Location : Basement	ight, Area Affec	ted : 100%			
Fluorescent	10%	2029	\$19,300	10	\$5,200	
	T-12 Lamps And Fixtures, Extent : I Location : Garage	Moderate, Area	Affected: 100%	ó		
Fluorescent	10%	2029	\$19,300	10	\$5,200	
	Compact Fluorescent Light, Extent Location: 1st Floor	: Moderate, Are		9%		
HID	20%	2029		10	\$400	
Incandescent	30%	2029	\$216,600	2	\$400	
	Other Observation, Extent : Light, A Location : 1st Floor Explanation : Incandescent Fixtur	••		S.		
Egress Lighting	*					
Exit, Service	100%	2024	\$16,100	1		
Exterior Lighting						
Fluorescent	50%	2029	\$95,500	10	\$2,600	
	Compact Fluorescent Light, Extent Location: Outside	: Light, Area Aj	ffected : 100%			
HID	50%	2024	\$112,500	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$6,400	
	Other Observation, Extent : Light, A	1rea Affected :	100%			
	Location : Hallways					
	Explanation : The Hall Ways Are	Covered By A (CCTV Surveillan	ce Syster	n.	
Fire/Smoke Detection	1000/	2027	* *	1.2	#25.2 22	
Generic, Digital	100%	2037		1-3	\$35,200	
	Other Observation, Extent: Light, A		100%			
	Location : Throughout The Buildin Explanation : The Fire Alarm Syst Pull Station And Horns.	-	f: Strobe Lights,	Smoke D	Detectors, Manual	

Mechanical	Current F	Repair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source HTHW/HW	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Mechanical	Current Repair Future Replacement		Maintenance				
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment Heat Exchanger, Plate & Frame	100%		2032	* *	1	\$28,300	
	Other Observ	ation, Extent : Light, Area	a Affected	! : 100%			
	Location : I	Boiler Room In Administra	ation Buil	ding			
	Explanation	: Hot Water Comes Fron	n Adjacen	t Building			
Distribution Hot Wtr Piping/Pump	100%		2037	* *	4	\$4,200	
Terminal Devices							
Convector/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	
ir Conditioning							
Energy Source	100%		2037	* *	1		
Electricity Conversion Equipment	100%		2037		1		
Conversion Equipment Reciprocating Compr/Chiller	25%		2029	\$118,400	1	\$6,600	
	R-22 Refriger Location : (ant, Extent : Light, Area . Court Yard	Affected :	25%			
Window/Wall Unit	10%		2024	\$11,600	1		
No Component	65%			, , , , , , , , , , , , , , , , , , , ,			
Distribution							
CW & CHW Wtr	25%		2039	* *	4	\$700	
Pipe/Pump							
No Component	75%						
Terminal Devices							
Fan Coil - 4 Pipe	25%		2029	\$114,300	1	\$4,600	
No Component	75%						
Heat Rejection Air Cooled Condenser	25%		2029	\$9,800	2	\$10,000	
Unit	7.50/						
No Component	75%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	25%		LIFE	* *	2-5	\$8,000	
No Component	75%		LIIL		<u> </u>	ψ0,000	
Exhaust Fans	1570						
Wall Unit	50%		2024	\$9,900	2	\$900	
No Component	50%		_ ~ 	42,230	-	4,00	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Sanitary Piping Cast Iron	100%		LIFE				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset #: 2375

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Pool Filter/Treatment						
Sand	100%	2034	* *	4	\$21,200	
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Basement					
	Explanation: For Pond Use					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Basement To 1st Flo	oor				
	Explanation : Two Freight Hoi	sts				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$28,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Total

Block : 1183 Lot : 1 BIN : 3337842

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$163,600
Interior Architecture		\$52,300
Total		\$215,900
Importance Code A		\$163,600
Importance Code B		\$52,300
Total		\$215,900

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 \$7,200 Mechanical \$9,100 \$3,700 \$2,800 \$7,900 Elevators/Escalators \$7,900 \$7,900 \$7,900 **Total** \$37,500 \$15,100 \$18,600 \$26,800 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

\$15,100

\$18,600

\$26,800

\$37,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
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	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout					
	Explana	tion : Green Roof With Planti	ngs				
Soffits	1000/				_		
Cast in Place Concrete	100%		LIFE	* *	5		
Interior							
Floors	5.50 /			ماد ماد	_	#52.200	
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	20/			ماد ماد			
Cast in Place Concrete	2%		LIFE	* *	_	#2.2 00	
Ceramic Tile	5%		2042	* *	5	\$2,200	
Concrete Masonry Unit	33%		LIFE	* *	5	\$5,900	
Fiberglass Panel	10%		LIFE	* *	_	4. - 00	
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	1000:		20-2				
Iron Picket	100%		2073	* *			
Site Pavements							
On-Site Walkways	1000/		2046	* *			
Cast in Place Concrete	100%		2046	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Electrical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Light, 2 Location: Electrical Room Explanation: Main Service Switch			5	\$100	
Transformers	*					
Dry Type	100% Other Observation, Extent: Light, A Location: Basement Explanation: The Observed Tran.			5 208/120	\$100 O Volts.	
Switchgear / Switchboard		J				
Fused Disc Sw	100%	2049	* *	5	\$100	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	30%	2045	* *	5	\$100	
Molded Case Bkrs	70%	2045	* *	5	\$400	
Wiring Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	10%	2042	* *	5		
Variable Frequency Drive	90%	2042	~ ~			
Ground						
Grounding Devices	1000/	LIEE	* *	-	Ф200	
Generic	100%	LIFE	**	5	\$300	
Lighting Interior Lighting						
Fluorescent	20%	2034	* *	10	\$3,900	
Tuorescent	T-8 Lamps And Fixtures, Extent: L Location: Basement		100%	10	\$3,700	
Fluorescent	20% Compact Fluorescent Light, Extent	2034	**	10	\$3,900	
	Location : Hallways	. Ligni, Агей Ајјесіев	1.100/0			
Incandescent	60% Other Observation, Extent: Light, 2 Location: 1st Floor Explanation: Halogen Lamps	2034 Area Affected : 100%	* *	2	\$300	
Egress Lighting	Explanation . Hatogen Lumps					
Emergency, Battery	50%	2034	* *	10	\$2,600	
			* *	1	Ψ2,000	
Exterior Lighting			* *		\$100	
Exit, LED	50% 50% 100%	2034 2057 2034	* *		\$2,600	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Electrical	Current Repair	Future Replace	ement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
No Component	50%						
Generic	50%	2034	* *	1	\$4,000		
	Other Observation, Extent : Light, A	rea Affected : 100%					
	Location: Hallways, Galleries, Ou	ıtside					
	Explanation: The Building Has Co	CTV Surveillance Syst	em.				
Fire/Smoke Detection							
Generic, Digital	100%	2034	* *	1-3	\$13,100		
_	Other Observation, Extent : Light, A	rea Affected : 100%					
	Location : Throughout The Buildin	g					
	Explanation : The Fire Alarm Syste Horns, Smoke Detectors	em Is Composed Of: S	trobe Lig	ghts, Mar	nual Pull Stations,		

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Obs	ervation, Extent : Light, Area	Affected	! : 50%			
	Location	: Basement					
	Explana	tion: 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 Re	frigerant, Extent : Light, Area	ı Affected	d: 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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,900	
Exhaust Fans	1000/		ماد ماد		4-0 0	
Interior	100%	2037	* *	2	\$700	
Plumbing						
H/C Water Piping	1000/	2055	* *	1		
Brass/Copper	100%	2055		1		
Water Heater Gas Fired	100%	2028	\$12,700	2	\$300	
Gas Fired	00% Other Observation, Extent : Li			2	\$300	
	Location: Basement	диі, Агей Ајјесіей	. 100/0			
	Explanation: 2 Units At 120	Gallons				
Sanitary Piping	Explanation . 2 Ontis At 120	Ganons				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070					
Submersible	100%	2024	\$700	4	\$500	
Backflow Preventer			·		<u>`</u>	
Generic	100%	2037	* *	1	\$1,300	
Fixtures					•	
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li		: 100%			
	Location: Basement To 1st F	Floor				
	Explanation: 2 Units					
ire Suppression						
Sprinkler	1000/	20.55	* *	1.0	# 6 000	
Generic	100%	2055	* *	1-2	\$6,000	
Chemical System	000/					
No Component	98%	2020	¢500	1.2	¢100	
Generic	2%	2028	\$500	1-3	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 16-Sep-2019 **DEPARTMENT OF CULTURAL AFFAIRS - FY 2020**

Asset Name : BROOKLYN CHILDREN'S MUSEUM
Address : 145 BROOKLYN AVE @ST. MARKS AVE.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 103,287 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1229 Lot : 1 BIN : 3031049

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$219,700	\$55,300
Interior Architecture	\$449,200	\$122,000
Electrical		\$1,500,000
Mechanical	\$748,800	\$1,513,800
Total	\$1,417,700	\$3,191,100
Importance Code A	\$375,200	\$55,300
Importance Code B	\$812,200	\$3,013,800
Importance Code C	\$230,400	\$122,000
Total	\$1,417,700	\$3,191,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$505,600	\$38,900	\$128,300	\$74,200
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
Total	\$505,600	\$38,900	\$128,300	\$74,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

rchitecture		Current F	Repair	Future Replacement Maintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$55,300	
Metal Panel	10%			2050	* *	5-10	\$76,100	
Mosaic Tile	55%	2-4	\$101,700	2050	* *	3-10	\$70,100	
Wiosaic The	Caulking I	Deteriorate	d, Extent : Light, A unsion Joints		cted : 10%			
Pre-Cast Concrete	5%			LIFE	* *	5	\$36,000	
Stucco Cement	15%			2043	* *	5	\$41,500	
	Location	: South An	xtent : Light, Area d West Buildings I s Actually Exterio	Facing R		tems		
Window Wall	1%	Now	\$33,300	2050	* *	5	\$2,100	
	Glazing Br	roken/Crac	ked, Extent : Mode vation On Brookly	erate, Are	**			
Window Wall	9%			2050	* *	5	\$37,400	
Windows								
Aluminum	87%			2046	* *	5	\$7,600	
Metal Louvers	3%			2039	* *	10	\$1,600	
Steel	10%			2046	* *	5	\$11,000	
Parapets								
Cast in Place Concrete	40%			LIFE	* *	5	\$31,700	
Metal Panel	3%			2050	* *	5	\$400	
Stucco Cement	5%			2043	* *	5	\$500	
			xtent : Light, Area d West Buildings I					
	Explanat	ion : This I	s Actually Exterior	r Insulati	on And Finish Sys	tems		
No Component	52%				-			
Roof	02/0							
Exposed Struc: Steel			xtent : Light, Area	LIFE Affected	**			
	Explanat		of s Actually A Cano	py Struct				
Panel/Paver: Cer/Brk	Broken/Mi	Now ssing Elem : Mosaic T	\$118,000 ents, Extent : Mod Tile Roof	2050 erate, Ar	* * ea Affected : 15%			
		etration, E. : Mosaic T	xtent : Moderate, A Tile Roof	Area Affe	cted : 15%			
		ded, Extent : Mosaic T	: Moderate, Area . Tile Roof	Affected	: 20%			
Plaza Roof: Stone Panels	30%			2050	* *			
Single Ply Membrane	15%			2035	* *	10	\$18,800	
Soffits								
Ceramic Tile	50%			2050	* *	10		
Stucco Cement	50%			2043	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	40% Now Loose Units, Extent Location: Various Worn/Eroded, Exten Location: Through	Locations at : Moderate, Area	Affected	: 30%	3	\$92,800	
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 Worn/Eroded, Exten	\$79,700	2058	**	5	\$21,700	
		n . Moderale, Area I To 2nd Floor And Ca		. 30/0			
Interior Walls	Locuiton . Stairs 1	o zna 1 1001 Ana Ca	yeieriu				
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	<u>-</u>					· · · · · · · · · · · · · · · · · · ·	
AcousTileSusp.Lay-In	35% Now Water Penetration, Location: 2nd Flo	\$9,100 Extent : Moderate, A or Corridor By Roo			5	\$27,100	
Exposed Concrete	5%		LIFE	* *	5-10	\$9,700	
Exposed Struc: Steel	45%		LIFE	* *	10	\$139,100	
Exposed Struc: Wood	5%		LIFE	* *	10	\$11,600	
Gypsum Board	10% 4+	\$3,300	LIFE	* *	5	\$19,300	
Gypani Bana	Water Penetration, I	or Library By Rooft	op Plaza Affected	: Window : 1%			
Site Enclosure							
Fence/Gates	1000/		2065	* *			
Iron Picket Retaining Walls	100%		2065				
Cast in Place Concrete	100% Now Cracking/Crumbling Location: South S	\$1,300 g, Extent : Moderate ide Adjacent To Par		* * ffected : 5%			
Site Pavements							
Public Sidewalk							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
On-Site Walkways				
Cast in Place Concrete	70%	2043 **		
Pavers/Stone	30%	2039 **		
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Main Entry And Ramp			
	Explanation: This Is Actually Pre-ca.	st Concrete Panels		
Parking/Driveway				
Asphalt	70%	2033 **		
Cast in Place Concrete	30%	2043 **		

Electrical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2050	* *	5	\$400	
	Other Observation, Extent : Light					
	Location : Main Electrical Roo					
	Explanation: 4,000 Amperes S					
Photovoltaic Panel(s)	10%	2039	* *	1		
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$400	
Raceway						
Conduit	50%	2050	* *	1		
Conduit	50%	2040	* *	1		
Panelboards						
Fused Disc Sw	15%	2046	* *	5	\$400	
Molded Case Bkrs	40%	2046	* *	5	\$1,100	
Molded Case Bkrs	45%	2038	* *	5	\$1,200	
Wiring						
Thermoplastic	50%	2040	* *	1		
Thermoplastic	50%	2050	* *	1		
Motor Controllers						
Locally Mounted	80%	2043	* *	5	\$600	
Variable Frequency Drive	20%	2043	* *			
Diive	Other Observation, Extent : Ligi	ht, Area Affected : 100%				
	Location: Basement					
	Explanation : For Geothermal	Pumps				
round						
Grounding Devices	1000/			_	**	
Generic	100%	LIFE	* *	5	\$3,000	
and-by Power						
Transfer Switches	1000/	20.12	- در ماد		021.00	
Automatic	100%	2043	* *	1	\$31,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100% Other Observation, Extent: Light, Are Location: Outside The Building Explanation: 250 Kilowatt Generato		**	1	\$40,000	
Batteries						
Lead/Acid	100%	2024	\$1,600	5	\$3,800	
Fuel Storage						
Main Tank	100% Other Observation, Extent : Light, Are Location : Outside Explanation : 400 Gallon	2058 a Affected :	**	5	\$3,000	
-ighting	-					
Interior Lighting						
Fluorescent	40% Now \$2,800 Compact Fluorescent Light, Extent: L Location: Throughout Damaged Fixtures, Extent: Moderate, Location: Bad Ballasts Throughout T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout T-12 Lamps And Fixtures, Extent: Ligh Location: Mechanical Rooms	Area Affecto t, Area Affec	ed : 100% eted : 100%			
HID	10%	2030		10	\$300	
Incandescent	50%	2025	\$652,700	2	\$1,100	
Egress Lighting						
Emergency, Battery	50%	2035	* *	10	\$12,500	
Exit, LED	50%	2058	* *	1		
Exterior Lighting						
Fluorescent	20% Compact Fluorescent Light, Extent: L Location: Exterior Soffits Other Observation, Extent: Light, Are Location: Throughout Explanation: Operated Via Timer A	a Affected :	100%	10	\$1,900	
HID	20%	2030	\$81,300	10	\$100	
	Other Observation, Extent : Light, Are Location : Throughout Explanation : Operated Via Timer As	a Affected : nd Photocell	100%	10	Ψ100	
LED	10% Other Observation, Extent : Light, Are	2035 a Affected :	**			
	Location : Throughout Explanation : Operated Via Timer A	nd Photocell				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
No Component	90%						
Generic	10%	2030	\$32,600	1	\$3,900		
	Other Observation, Extent : Light,	Area Affected: 1	100%				
	Location: Entrances And Exteri	or					
	Explanation: Cameras						
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%	2030	\$557,600	1-3	\$32,800		

lechanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
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	
		ervation, Ex : Boiler Ro	ctent : Light, Area om	Affected	! : 100%			
	Explana To Clogs		ermal Wells Instai	lled For .	Heat And Cooling	Are Mos	tly Inactive Due	
Hot Water Boiler	20%	Now	\$155,500	2035	* *	1	\$9,200	
	Broken, E.	xtent : Sever	e, Area Affected :	30%				
	Location	: Faulty Co	ontrols With Boile	r Serving	g New Wing In Bas	ement.		
	Corroded,	Extent: Ser	vere, Area Affecte	d: 70%				
	Location	: New Wing	g Boiler Tubes And	d Header	rs In Basement.			
	Other Obs	ervation, Ex	tent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Basement						
	Explana	tion : 1 Unit	Serves New Wing	And 1 U	Init Serves Existing	g. Buildir	ıg.	
Hot Water Boiler	50%			2035	* *	1	\$25,500	
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 Obs	ervation, Ex	tent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Basement						
	Explana	tion : See Ai	r Conditioning Co	nversion	n Equipment And T	erminal .	Devices.	
Fan Coil Unit/Heat	20%		-	2035	* *	1	\$6,700	
Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Int Pkg Unit -	40%	Now	\$171,600	2028	\$857,900	2	\$2,000	
Heating/Cooling	Location Damaged, Location Other Obse Location Explanati	: 50 Perce Extent : Se : 1 Of 8 H rvation, E : Basemen on : Geoti	evere, Area Affecte eat Pumps Not Wo extent : Moderate, t nermal Heat Pump	g Coils Is ed : 20% orking At Area Affe os For Co	oling And Boiler W		r Heating Of Old	
No Common ant	Building. 60%	Electric R	eheat At Variable	Air Volu	me Boxes.			
No Component Distribution	00%							
Ductwork/Diffusers	100%			LIFE	* *	2	\$168,000	
Terminal Devices Air Handler/Cool/Ht	-	-	\$81,400 nt : Severe, Area A sors At Air Handl		\$271,500 100%	1	\$34,500	
	Othor Obar	montion L	utant Madauata	1400 166	noted , 1000/			
	Location Explanati Reheat Ai	: Basemen on : 4 Wa		Expansio	ected : 100% n Units Serving Th	ie New W	ing. Electric	
No Component	Location Explanati	: Basemen on : 4 Wa	t ter Cooled Direct .	Expansio		e New W	ing. Electric	
No Component Heat Rejection Water Cooling Tower	Location Explanate Reheat At 40% 100% Other Obse Location	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	Expansio 2031 Affected	n Units Serving Th	2	Sing. Electric	
Heat Rejection Water Cooling Tower	Location Explanate Reheat At 40% 100% Other Obse Location	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	Expansio 2031 Affected	n Units Serving Th	2		
Heat Rejection	Location Explanate Reheat At 40% 100% Other Obse Location	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	Expansio 2031 Affected	n Units Serving Th	2		
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans	Location Explanate Reheat At 40% 100% Other Obse Location Explanate	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	Expansio 2031 Affected To Hav	** ** 1: 100% Never Been Used **	2 <i>d.</i>	\$104,000 \$91,200	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100%	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	2031 Affected To Hav	** ** 1: 100% Re Never Been Used ** \$322,900	2 d. 2-5	\$104,000 \$91,200 \$2,800	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	Location Explanate Reheat At 40% 100% Other Obse Location Explanate	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	Expansio 2031 Affected To Hav	** ** 1: 100% Never Been Used **	2 <i>d.</i>	\$104,000 \$91,200	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100%	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	2031 Affected To Hav	** ** 1: 100% Re Never Been Used ** \$322,900	2 d. 2-5	\$104,000 \$91,200 \$2,800	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing H/C Water Piping	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100% 90% 10%	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	2031 Affected To Hav LIFE 2030 2030	** ** 1: 100% Re Never Been Used ** \$322,900	2 d. 2-5	\$104,000 \$91,200 \$2,800	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100%	: Basemen on : 4 Wa Variable rvation, E	t ter Cooled Direct Air Volume Boxes xtent : Light, Area st Sector At Grade	2031 Affected To Hav	** ** ** ** ** ** \$322,900 \$16,700	2 d. 2-5 2 2	\$104,000 \$91,200 \$2,800	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100% 100% 100% 100% Location 100% Location	: Basemen on : 4 Wa Variable rvation, E : Northwe on : Coold	t ter Cooled Direct Air Volume Boxes Extent: Light, Area st Sector At Grade ing Tower Reporte	2031 Affected LIFE 2030 2030 2050	** ** 1: 100% ** ** \$322,900 \$16,700 ** \$61,500	2 d. 2-5 2 2	\$104,000 \$91,200 \$2,800	
Heat Rejection Water Cooling Tower Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater	Location Explanate Reheat At 40% 100% Other Obse Location Explanate 100% 100% 100% 100% Location 100% Location	: Basemen on : 4 Wa Variable rvation, E : Northwe on : Coold	t ter Cooled Direct Air Volume Boxes Extent: Light, Area ing Tower Reporte	2031 Affected LIFE 2030 2030 2050	** ** 1: 100% ** ** \$322,900 \$16,700 ** \$61,500	2 d. 2-5 2 2	\$104,000 \$91,200 \$2,800 \$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Mechanical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron		,500 LIFE	* *	1		
	Blockage /Clogged, Extent : Ligh Location : Periodic Back Up In	**	00%			
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%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light	t, Area Affected : 1	00%			
	Location: 1st To 2nd Floor					
	Explanation: 3 Units					
Fire Suppression						
Sprinkler						
Generic	100%	2050	* *	1-2	\$28,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$5,491,600	\$3,677,500
Importance Code A	\$277,700	\$405,000
Importance Code B	\$5,038,900	\$2,728,100
Importance Code C	\$175,000	\$544,400
Total	\$5,491,600	\$3,677,500

Total	\$145,500	\$218,600	\$142,900	\$116,900
Importance Code C	\$19,100			
Importance Code B	\$97,400	\$162,700	\$142,900	\$63,600
Importance Code A	\$28,900	\$55,900		\$53,300
Total	\$145,500	\$218,600	\$142,900	\$116,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Site Pavements	\$36,400			
Site Enclosure	\$15,100			
Mechanical	\$34,800	\$37,300	\$103,700	\$32,200
Electrical	\$18,400	\$23,200	\$20,500	\$19,500
Interior Architecture		\$90,200	\$6,800	
Exterior Architecture	\$28,900	\$55,900		\$53,300
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls Cast in Place Concrete	5% Now	\$62,200	LIFE	* *	5	\$24.200	
Cast in Place Concrete	Cracking/Crumbling Location: Spandr Water Penetration,	g, Extent : Moderate els At West Facade	e, Area A <u>j</u>	fected : 25%	3	\$24,300	
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$76,000	
	Other Observation, Location: Buildin Explanation: Cast			: 100%			
Masonry: Brick	15% Now Horizontal Cracks, Location: Section Jnt Mortar Miss/Erc	G West Facade			5	\$14,600	
		C South Facade An oderate, Area Affec	d Section	a G West Facade			
	Water Penetration,		a Affected	d : 25%			
	Location : Stair D		55				
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	
	Hardware Missing, Extent: Moderate, Area Affected: 25% Location: Stair D At Section C Caulking Deteriorated, Extent: Severe, Area Affected: 50%						
	Location : Stair D		217 Cu 2199	cerea : 5070			
	Water Penetration, Location : Stair D		a Affected	d : 25%			
Metal Clad	40%		2037	* *	5	\$8,300	
Wood	20% Now	\$21,100	2054	* *	5	\$3,300	
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : West Facade						
	Split/Cracked, Exter Location: West Fo	ıcade					
	Water Penetration, Location: West Fo		Area Affe	cted : 10%			
Parapets	Location : West Fo	ıcuue					
Masonry: Brick	25%		LIFE	* *	5	\$1,700	
Masonry: Limestone	55%		LIFE	* *	5	\$4,800	
MIGSUIL V. LIIIICSIUILE	22/0				J	φ ,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Architecture		Current Repair	Futur	uture Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	5%		2034	* *	10	\$5,400	
Built-Up (BUR) IRMA/Protected Membrane	15%		2034	* *	10	\$16,100	
Wiemorane	Paver Blo	ck Ballast, Extent : Light,	Area Affecte	d : 100%			
	Location	: Over Front Entrance					
		ervation, Extent : Light, A c : Over Front Entrance	Area Affectea	! : 100%			
	Explana	tion : This Roof Is Describ	bed As Ameri	can Hydrotech			
Metal Panel	15%		2042	* *	10	\$29,500	
Paver: Asphalt	22%		2032	* *	10	\$35,400	
-	Other Obs	ervation, Extent : Light, A	Area Affectea	! : 100%			
	Location	: Sections C And G					
	Explana	tion : Modified Membrane	e Under Con	crete Pavers			
Plaza Roof: Stone Panel	s 15%	Now \$80,10	00 2039	* *			
	Water Per	netration, Extent : Light, A	Area Affected	: 15%			
	Location	: Over Dome At Section	C				
	Other Obs	ervation, Extent : Modera	ate, Area Affe	ected : 10%			
	Location	: Over Dome At Section	C				
	Explana	tion : Cracks, Caulking M	lissing				
Skylight, Metal/Glass	5%		2049	* *	10	\$17,900	
Sloped Glazing	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% 20%		2034 2057	* *	3	\$20,300	
Wood	20%		2037		5	\$101,600	
Interior Walls Ceramic Tile	5%		2038	* *	5	\$75,400	
Concrete Masonry Unit	5% 5%		LIFE	* *	5 5	\$75,400	
Gypsum Board	3% 25%		LIFE	* *	5 5	\$30,200	
Masonry: Brick	3%		LIFE	**	3	\$220,200	
Plaster	57%		LIFE	**	5	\$257,900	
Plaster		Now \$137,30		* *	5	\$237,900	
1 145401		Crumbling, Extent : Seven		cted : 25%	5	Ψ22,000	
	_	: Stair D At Section C	., 12,,,000				
		netration, Extent : Severe,	Area Affecte	d : 25%			
		: Stair D At Section C	,,, - 500				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Architecture		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings						_		
AcousTileConcealSpLn	15%			2042	* *	5	\$51,200	
AcousTileSusp.Lay-In	25%			2042	* *	5	\$68,300	
Glass: Susp Panels	10%			LIFE	* *		460.00	
Gypsum Board	20%		* * * * * * * *	LIFE	* *	5	\$68,300	
Plaster	_	Now	\$40,700	LIFE	**	5	\$8,500	
	_	_	Extent : Severe, A C, Main Stair Tow					
			xtent : Severe, Are					
	Location	: Building	C, Main Stair Tow	er South	Side And Dome			
Plaster	25%			LIFE	* *	5	\$42,700	
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2064	* *			
Masonry: Fieldstone	20%			2049	* *			
			Extent : Light, Area ton Avenue	Affected	! : 100%			
	Explana	tion: This.	Is Actually A Gran	ite Fence	e Base			
Free Standing Walls								
Cast in Place Concrete	40%			2064	* *			
Masonry: Fieldstone	_	Crumbling,	\$14,900 Extent : Moderate	2049 c, Area A	* * ffected : 15%			
		: Front Er	•	100	1 1000/			
			Extent : Light, Area	Ајјестеа	: 100%			
		: Front Er	-	Cl., J.W	-11-			
D-4-:-: W-11-	Expiana	tion: Inis.	<i>Is Actually Granite</i>	Ciaa w	aus			
Retaining Walls Cast in Place Concrete	50%			2064	* *			
	50%	Now	\$200	2004	* *			
Masonry: Fieldstone			\$200 d, Extent : Light, A		eted : 20%			
		: Front Er		eu nijec	ica . 2070			
			ary Area Extent : Light, Area	Affected	· 100%			
		: Front Er		Пуссиси	. 100/0			
			ury Area Is Actually A Gran	ite Clad	Wall			
Site Pavements	Елрини	ion . This .	is Actually A Gran	iie Ciaa	,, ,,,			
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$32,200	2034	* *			
	Cracking/	Crumbling,	Extent : Light, Ard ton Avenue Side		ed : 2%			
On-Site Walkways								
Cast in Place Concrete	_	Crumbling,	\$4,200 Extent : Light, Ard Area Sidewalk Isla		* * ed : 2%			
Pavers/Stone	10%			2032	* *			
Parking/Driveway	100%			2032	* *			
Asphalt	10070			2032				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Architecture	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Activity Yard							
Cast in Place Concrete	100%		2034	* *			

Electrical		Current R	epair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2042	* *	5	\$900	
			tent : Light, Area	Affected	: 100%			
		: Electrical		400/2	00/130 1/ 1/			
G'4-1 / G'4-11 1	Explana	ion: Iwo /.	50 Kilovolt-ampe	·e, 480/2	08/120 Volts			
Switchgear / Switchboard Fused Disc Sw	20%			2049	* *	5	\$200	
Molded Case Bkrs	80%	2-4	\$88,700	2049	* *	5	\$2,500	
Wilded Case Bris			ent : Moderate, A			3	\$2,300	
		: Electrical		cu nijec	ica . 10070			
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	10%			2042	* *			
Drive								
Stand-by Power								
Transfer Switches	000/			2024	* *	1	Ø50 200	
Automatic	80%			2034	* *	1	\$58,300	
Automatic	20%			2042		1	\$14,600	
Lighting Interior Lighting								
Interior Lighting Fluorescent	2%			2037	* *	10	\$4,300	
Tuorescent		Eluorescent	Light, Extent : Lig		Affected · 100%	10	\$4,500	
	•	: Hallways	Bigni, Extent . Etg	,111, 211 Cu	11)/00/0			
Fluorescent	6%			2037	* *	10	\$13,000	
Puorescent		And Fixtur	es, Extent : Light,			10	\$15,000	
	_	: Offices	cs, Daieni . Ligni,	ти си лу	Cicu . 100/0			
Incandescent	90%			2024	\$2,935,000	2	\$4,700	
LED	2%			2024	\$2,933,000 * *	2	Φ4,700	
LED	∠ 70			2034				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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						

Anahaniaal	Output Bourin	Forte				
lechanical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Plant Campus Steam /	100%	2039	* *	1		
PRV						
(Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Throughout					
	Explanation: From Wing H					
Conversion Equipment						
Heat Exchanger, Shell &	10%	2038	* *			
Tube						
No Component	90%					
Distribution						
Hot Wtr Piping/Pump	10%	2037	* *	4	\$1,800	
Central Plant Steam	90%	2039	* *	4	\$10,500	
Piping/Pmp						
Terminal Devices						
Air Handler	70%	2029	\$248,000	1	\$102,600	
Convector/Radiator	30%	2034	* *	1	\$23,000	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	60%		2037	* *	1		
No Component	40%			00/			
		n, Extent : Light, Area	Affected	: 0%			
	Location:						
	Explanation : C	hilled Water Is From	Wing H				
Conversion Equipment Ext Pkg Unit - Heating/Cooling	60% 2-4	\$1,892,700	2039	* *	2	\$7,000	
		Extent : Light, Area A ckage Units, Roof	Affected :	60%			
No Component	40%						
	Other Observatio	n, Extent : Light, Area	Affected	: 0%			
	Location:						
	Explanation : C	hilled Water Is From	Wing H				
Distribution							
CW & CHW Wtr	40%		2039	* *	4	\$4,700	
Pipe/Pump	6007			di di		4405000	
Ductwork/Diffusers	60%		LIFE	* *	2	\$185,000	
Terminal Devices	400/		2020	Φ.C7Ω 2 ΩΩ	1	Φ 5 0. 6 00	
Air Handler/Cool/Ht	40%		2029	\$678,200	1	\$58,600	
No Component	60%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$132,200	
Exhaust Fans	10070		LIFE		2-3	\$132,200	
Interior	70%		2029	\$627,500	2	\$5,100	
Roof	30%		2029	\$125,500	2	\$2,200	
Plumbing	2070		2027	ψ122,200		Ψ2,200	
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)							
Submersible	100%		2022	\$8,500	4	\$7,500	
Backflow Preventer							
Generic	100%		2034	* *	1	\$14,500	
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset #: 4119

Mechanical	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	40%	LIFE	* *			
	Other Observation, Extent : Light, Ar	rea Affected : 1009	%			
	Location: Basement To 2nd Floor					
	Explanation: 1 Unit Wing C					
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	
	Other Observation, Extent : Light, Ar	rea Affected : 1009	%			
	Location: 2 Kitchens					
	Explanation: Kitchen Hoods					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 434

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$322,100	\$563,900
Interior Architecture		\$65,200
Electrical	\$841,700	\$230,800
Mechanical	\$1,216,800	\$257,100
Total	\$2,380,700	\$1,117,000
Importance Code A	\$322,100	\$563,900
Importance Code B	\$2,058,600	\$553,100
Total	\$2,380,700	\$1,117,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$21,300	\$124,900	\$35,700	\$109,000
Importance Code A		\$32,200		\$16,100
Importance Code B	\$21,300	\$92,700	\$35,700	\$92,900
Importance Code C				
Total	\$21,300	\$124,900	\$35,700	\$109,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Architecture		Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls	400/					_	00-100	
Masonry: Brick	40%	4+	\$64,000	LIFE	**	5	\$37,400	
			, Extent : Moderat	te, Area A	Affected: 30%			
		_	out South Facade	Affastad	. 500/			
		-	: Moderate, Area out South Facade	Ајјестеа	: 30%			
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	10%			2034	* *	10	\$7,300	
Membrane								
Metal Panel	20%	_		2042	**	10	\$26,800	
			xtent : Light, Area	00				
			of Section Between					
			er Membrane Over		-			
Plaza Roof: Stone Pane		Now	\$54,700	2039	**			
			ctent : Moderate, 2	Area Affe	cted : 10%			
		: Ziggurat	16 1	1 100	1 150/			
			xtent : Moderate, 2	Area Affe	ected: 13%			
		: Ziggurat						
		ion : Crack	ing, Sealant Failu					
Single Ply Membrane	5%			2029	\$65,800	10	\$3,700	
Skylight, Metal/Glass		Now	\$122,700	2049	**			
					ea Affected : 15%			
			ection With Ziggur		1 100/			
			ctent : Moderate, A					
		: At Interse	ection Of Ziggurat		<u> </u>			
Skylight, Metal/Glass	10%			2049	* *	10	\$24,400	
Sloped Glazing	35%			LIFE	* *	5	\$341,600	
nterior								
Floors	2. - 0. :			2020	4.24 000	-	4.1.	
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	250/			LIPP	* *	-	#22.7 00	
Gypsum Board	35%			LIFE	* *	5	\$32,500	
Plaster	65%			LIFE	T T	5	\$30,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	50%		2042	* *	5	\$59,600	
Gypsum Board	20%		LIFE	* *	5	\$29,800	
Plaster	30%		LIFE	* *	5	\$22,400	
Site Enclosure							
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	* *			
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: North Side Of Building					
	Explana	ion : This Is Actually Granite	Clad Re	etaining Walls			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			
Parking/Driveway							
Asphalt	100%		2032	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
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	
Stand-by Power							
Transfer Switches							
Automatic	100%		2027	\$8,000	1	\$20,900	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$25,000	10	\$6,200	
	T-12 Lamps And Fixtures, E. Location : Offices	xtent : Light, Area Aff	fected : 100%			
Incandescent	90%	2024	\$841,700	2	\$1,400	
Egress Lighting						
Emergency, Service	50%	2024	\$19,000	1		
Exit, Service	50%	2024	\$10,400	1		
Exterior Lighting						
HID	20%	2034	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	20%					
Generic	80%	2034	* *	1	\$20,300	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Inside And Outs	ride				
	Explanation : Closed Circ	uit T V Surveillance	Cameras			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$12,600	
	Other Observation, Extent : Location : Throughout The		100%			
	Explanation : Strobe Light	s, Manual Pull Station	n, Smoke Detector	rs		

lechanical	Current Rep	oair Fu	ture Rep	lacement	М	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost Yea FY		mated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Plant Campus Steam / PRV	100%	203	9	* *	1		
	Other Observation, Exte	nt : Light, Area Affec	ted : 100	1%			
	Location: Throughout						
	Explanation : Steam Is	From H Wing					
Distribution							
Central Plant Steam Piping/Pmp	100%	203	9	* *	4	\$3,400	
1 0 1	Other Observation, Exte	nt : Light, Area Affec	ted : 100	1%			
	Location: Throughout						
	Explanation : Heat Su	oply From H Wing					
Terminal Devices							
Air Handler	80% 4+	\$406,400 203	7	* *	1	\$30,300	
	On Extended Life, Exten	t : Moderate, Area A <u>f</u>	fected : .	100%			
	Location: Mechanical	Room					
Convector/Radiator	20%	203	4	* *	1	\$4,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution						
CW & CHW Wtr	100%	2039	* *	4	\$3,400	
Pipe/Pump						
Terminal Devices	1000/	2024	#010 400	1	Ф. 42 .000	
Air Handler/Cool/Ht	100%	2024	\$810,400	1	\$42,000	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$27,000	
Exhaust Fans	100%	LIFE		2-3	\$37,900	
Exhaust Fans Interior	100%	2029	\$257,100	2	\$2,100	
Plumbing	10070	2029	\$237,100		\$2,100	
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Sanitary Piping	10070	2037		-		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, An	rea Affected :	100%			
	Location: 1st To 5th Floor					
	Explanation: 1 Unit B Wing					
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$35,500	
Sprinkler						
Generic	100%	2039	* *	1-2	\$19,000	

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.

Page: 439

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$296,500	\$898,300
Interior Architecture		\$260,900
Electrical	\$472,400	\$236,400
Mechanical	\$582,400	\$1,927,200
Total	\$1,351,300	\$3,322,800
Importance Code A	\$296,500	\$898,300
Importance Code B	\$1,054,800	\$2,289,200
Importance Code C		\$135,300
Total	\$1,351,300	\$3,322,800

Total	\$101,800	\$98,900	\$107,800	\$117,800
Importance Code C			\$8,600	
Importance Code B	\$93,300	\$90,400	\$90,800	\$107,200
Importance Code A	\$8,500	\$8,500	\$8,500	\$10,600
Total	\$101,800	\$98,900	\$107,800	\$117,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Mechanical	\$53,900	\$37,500	\$59,000	\$44,600
Electrical	\$10,000	\$12,600	\$13,300	\$38,400
Interior Architecture	\$14,200	\$25,100	\$11,900	\$9,200
Exterior Architecture				\$2,000
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	1000/	3.7	#254 400		ماد ماد	_	# 4 4 0 0 0 0	
Pre-Cast Concrete	100%		\$254,400	LIFE	**	5	\$440,800	
	-		e, Extent : Modera	te, Area A	ffected: 30%			
	Location .			1 00	1 200/			
			nt, Extent : Light, A	lrea Affect	ted: 20%			
	Location .			. 4	100 1 2007			
	Location .		d, Extent : Modera	ite, Area A	Iffected: 30%			
Windows	Location .	South Fa	caae					
Aluminum	100%			2045	* *	5	\$20,900	
Aluminum		air Evider	it, Extent : Light, A			3	\$20,900	
	-		at Corner At 6th Fl		.eu . 2070			
Parapets								
Masonry: Brick	5%			LIFE	* *	5	\$300	
Pre-Cast Concrete	95%	Now	\$42,100	LIFE	* *	5	\$32,600	
	Expansion .	Jnt Failur	e, Extent : Modera	te, Area A	ffected : 30%			
	Location .	: South Fa	ıcade					
	Caulking D	eteriorate	d, Extent : Modera	ite, Area A	Iffected : 20%			
	Location .	: South Fa	cade					
Roof								
IRMA/Protected	95%			2029	\$420,400	10	\$37,200	
Membrane								
			Extent : Light, Are	a Affectea	: 100%			
	Location .	: Ihrough	out					
Single Ply Membrane	5%	_		2034	**	10	\$2,000	
			xtent : Light, Area	Affected .	100%			
			Of Building					
G. CC.	Explanati	on : Entry	Vestibule Roof					
Soffits Stucco Cement	100%			2034	* *	5		
terior	10070			2034				
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	
•			ents, Extent : Ligh		fected : 2%		,	
	Location .	: Various	Locations					
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Architecture	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2042	* *	5	\$20,100	
Exposed Concrete	10%		LIFE	* *	5	\$2,100	
Gypsum Board	75%		LIFE	* *	5	\$125,600	
Site Enclosure Fence/Gates							
Iron Picket	90%		2064	* *			
Masonry: Fieldstone	10%		2049	* *			
	Location : W	ition, Extent : Light, Area Tashington Avenue : This Is Actually A Gran	-				
Retaining Walls							
Cast in Place Concrete	100%		2064	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			
	-	nbling, Extent : Light, Arc outhside Of Building	ea Affect	ed : 2%			
Parking/Driveway		-					
Asphalt	85%		2032	* *			
Cast in Place Concrete	15%		2034	* *			
Activity Yard							
Cast in Place Concrete	20%		2034	* *			
Pavers/Stone	80%		2032	* *			

Electrical	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2039	* *	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Electrical Room 1						
	Explanation: Two 2500 Ampere, One Switches	e 3000 Amp	ere And One 400	0 Amper	e Main Diconnect		
Fused Disc Sw	50%	2049	* *	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room 2						
	Explanation : Two 3000 Ampere Mai	n Disconnec	ct Switches				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2042	* *	5	\$300	
		on, Extent : Light, Area	Affected	: 100%			
	Location: Bas						
	Explanation : 1 480/277 Volts	Four Units At 1,000 Kil	ovolt-amp	pere, Two Units Ai	t 750 Kilo	ovolt-ampere,	
Switchgear / Switchboard	400/2// VOIIS						
Fused Disc Sw	90%		2049	* *	5	\$300	
Molded Case Bkrs	10%		2049	* *	5	\$200	
Raceway	1070		2019			<u> </u>	
Conduit	90%		2039	* *	1		
Conduit	10%		2049	* *	1		
Panelboards	217				<u> </u>		
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	5%		2042	* *			
Drive							
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	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Out						
-	Explanation :	Generator Rated At 750	Kilowatt	S			
Batteries	000/		2022	01.400	-	#2.70 0	
Lead/Acid	80%		2023	\$1,400	5	\$2,500	
Lead/Acid	20%	San Francis I . I . A	2023	\$300	5	\$600	
		on, Extent : Light, Area side Within Generator I					
			znciosure				
	Explanation :	Load Bank Observed					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2045	* *	5	\$8,000	
	Other Observation, Exter Location : Generator R		: 100%			
	Explanation: 1,000 Ga	llon Capacity				
Main Tank	50%	2057	* *	5	\$1,300	
THAIR THAIR	Other Observation, Exter Location : Undergroun Explanation : 2000 Gai	nt : Light, Area Affected d	: 100%	3	Ψ1,500	
Lighting	1	1 7				
Interior Lighting						
Fluorescent	60%	2029	\$189,200	10	\$47,200	
	T-12 Lamps And Fixtures Location: Throughout	s, Extent : Light, Area A	·		, , , , ,	
Incandescent	40%	2024	\$472,400	2	\$800	
Egress Lighting						
Emergency, Service	10%	2034	* *	1		
Emergency, Service	40%	2024	\$19,200	1		
Exit, Service	30%	2024	\$7,900	1		
Exit, Service	20%	2034	* *	1		
Exterior Lighting						
HID	20%	2034	* *	10	\$100	
No Component	80%				·	
Alarm						
Security System						
No Component	20%					
Generic	80%	2034	* *	1	\$25,700	
	Other Observation, Exter	nt : Light, Area Affected	: 100%		. ,	
	Location : Inside And C					
	Explanation : CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$15,900	
Sensor, Digimi	Other Observation, Extent Location : Throughout	nt : Light, Area Affected The Building		-	412,200	
	Explanation : Strobe Li	gnis, Manual Pull Statio	on Ana Smoke Det	eciors		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				

Natural Gas 100% 2039

Other Observation, Extent: Light, Area Affected: 100%

Location: Sub-basement

Explanation: Fuel Oil Pumps And Tanks No Longer Used

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Mechanical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Steam Boiler	100%		2034	* *	1	\$85,000	
		ervation, Extent : Light, Ar	ea Affectea	! : 100%			
		: Boiler Room	IIti 1	C II E D II.	4 111	-4 W4\	
Distribution	Explana	tion: 3 Units (2 Large For	Heating, 1	Small For Pre-Hed	ii Ana H	ot water)	
Central Plant Steam	100%		2039	* *	4	\$4,200	
Piping/Pmp	10070		2039		7	\$4,200	
Terminal Devices							
Air Handler	60%		2029	\$769,800	1	\$31,900	
Convector/Radiator	20%		2034	**	1	\$5,500	
Fan Coil Unit/Heat	20%		2029	\$273,300	1	\$5,500	
Air Conditioning	2070			<i>\$273,300</i>		ψ2,200	
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Centrifugal, Compressor	50%		2038	* *	1	\$46,400	
Turbine							
	R-134a Re	efrigerant, Extent : Light, Ai	rea Affecte	d: 100%			
	Location	: Mechanical Room					
	Other Obs	ervation, Extent : Light, Ar	ea Affectea	! : 100%			
	Location	: Mechanical Room					
	Explana	tion : 2 More Chillers Adde	d (4 Total)				
Centrifugal,Compressor Turbine	50%		2025	\$275,100	1	\$46,400	
Distribution							
CW & CHW Wtr	100%		2029	\$111,300	4	\$6,300	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	20%		2034	* *	1	\$10,600	
Air Handler/Cool/Ht	80%	. ,		* *	1	\$38,200	
		led Life, Extent : Moderate,		ted : 100%			
	Location	: 4th Floor Mechanical Ro	om				
Heat Rejection	500 /		2025	ф1 72 100	_	0.12.2 00	
Water Cooling Tower	50%		2027	\$173,100	2	\$43,200	
Water Cooling Tower	50%		2023	\$173,100	2	\$43,200	
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢47.000	
Ductwork/Diffusers	100%		LIFE	-1- W	2-5	\$47,900	
Exhaust Fans Interior	100%		2029	\$224 600	2	¢2 (00	
Plumbing	100%		2029	\$324,600	2	\$2,600	
'lumbing H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
HW Heat Exchanger	10070		2039	•	1		
Steam Fired	100%		2049	* *	4	\$12,700	
Steam Filed	10070		∠049		+	\$14,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Mechanical	Current Repa	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	**	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	**	1		
Sump Pump(s)						
Submersible	100%	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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extend					
	Location : 2 Passenger & 6th Floor, 1 Freight Un Explanation : 4 Units (2	it From Basement To 6	th Floor	ıff Unit F	From Basement To	
Fire Suppression						
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 446

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$735,200
Interior Architecture	\$344,900	\$833,700
Electrical		\$929,300
Mechanical	\$99,100	\$2,820,100
Total	\$443,900	\$5,318,300
Importance Code A		\$735,200
Importance Code B	\$443,900	\$4,321,200
Importance Code C		\$261,900
Total	\$443,900	\$5,318,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$383,300	\$409,300	\$432,800	\$394,200
Importance Code A		\$11,800	\$8,800	\$28,700
Importance Code B	\$383,300	\$397,500	\$423,900	\$365,500
Importance Code C				
Total	\$383,300	\$409,300	\$432,800	\$394,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 447

DEPARTMENT OF CULTURAL AFFAIRS - 126 CARNEGIE HALL

Asset #: 2399

Architecture		Current Repair	Future Replacement		Maintenance		
System Component	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Сотропент Туре	Total	(Years)	FY		(Yrs)		
Exterior			1				
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	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Around Plaza Roof Over T					
		tion : This Component Is Acti					
Metal Rail	10%		2042	* *	5-10	\$19,400	
Roof	1070				2 10	<i>\$10</i> ,100	
Green, Roof Inaccessible	20%		LIFE	* *			
IRMA/Protected	35%		2034	* *	10	\$28,700	
Membrane	00,0		_00.		10	Ψ=0,700	
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	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Electrical	Current Repair Future Repla		acement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Ar Location : Electrical Rooms A, B, C	**	* *	5	\$1,300		
	Explanation : 3- Main Service Swite Amperes		mperes, 4	4000 Am _i	peres And 2000		
Transformers							
Dry Type	100% Other Observation, Extent : Light, Ar Location : Electrical Room B	2046 rea Affected : 100%	* *	5	\$1,100		
	Explanation: 45 Kilovolt-ampere A	nd 75 Kilovolt-ampe	re 480/20	08/120 V	olts		
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent: Light, Ar Location: Electrical Rooms A, B, C Explanation: 17 - Vertical Sections	7	* *	5	\$1,300		
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% Other Observation, Extent: Light, Ar Location: Roof Explanation: Emergency Generator		* *	1	\$115,400		
Batteries	Emplantation . Emergency Generator	. 1.310W 111 / 30 11110W					
Lead/Acid	100%	2024	\$1,700	5	\$11,000		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Electrical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage	500/	2051	** 5	¢27.600	
Day Tank	50% Other Observation, Extent: Light, 2 Location: Roof Explanation: 275 Gallon Capacit	Area Affected : 100%	** 5	\$27,600	
Main Tank	50% Other Observation, Extent: Light, A Location: Basement Explanation: 275 Gallon Capacit	Area Affected : 100%	** 5	\$4,400	
Lighting	Explanation : 275 Gatton Capacit	· <i>y</i>			
Interior Lighting Fluorescent	20% T-8 Lamps And Fixtures, Extent : L Location : Throughout The Buildi	ight, Area Affected : 100%	** 10	\$54,700	
Fluorescent	10% Compact Fluorescent Light, Extent Location : Corridors	2037	** 10	\$27,300	
Fluorescent	10% T-5 Lamps And Fixtures, Extent : L Location : Upper Floors	2037	** 10	\$27,300	
Incandescent	20%	2029 \$820,0	00 2	\$1,300	
Incandescent	20% Other Observation, Extent: Light, A Location: Hallways, Function Ro Explanation: Halogen Bulbs	Area Affected : 100%	** 2	\$1,300	
LED	20%	2037	* *		
Egress Lighting Emergency, Service Exit, LED	50% 50%	2037	* * 1 * * 1		
Exterior Lighting LED No Component	30% 70%	2037	* *		
Alarm					
Security System	200/				
No Component Generic	30% 70%	2037	** 1	\$77,900	
Generic	Other Observation, Extent : Light, A Location : Hallways, Function Ro Explanation : CCTV Surveillance	Area Affected : 100% ooms And Offices	1	\$11,500	
Fire/Smoke Detection					
Generic, Digital	100% Other Observation, Extent: Light, 2 Location: Throughout The Buildi Explanation: Strobe Lights, Manu	Area Affected : 100%	** 1-3	\$183,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Mechanical	C	Current Repai	r	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2039	* *	1		
		vation, Extent	: Light, Area	Affected	: 100%			
	Location : I							
	Explanation	n : From Con	Edison					
Conversion Equipment							*	
Pres. Reducing	100%			2038	* *	5	\$17,700	
Valve/LP Steam	0.1 01		T: 1. 1	100 . 1	1000/			
		vation, Extent	: Light, Area	Affected	: 100%			
	Location: I			,.	C. T. H. H.	,		
District out	Ехріапапої	n : 4 Heater E	xcnangers Co	onverting	Steam To Hot Wa	ter		
Distribution Hot Wtr Piping/Pump	90%			2037	* *	4	\$19,800	
	90% 10%			2037	* *	4	\$19,800	
Steam Piping/Pump	10%			2039				
Terminal Devices	250/			2020	¢1 112 500	1	¢46 100	
Air Handler	25% 50%			2029	\$1,113,500	1	\$46,100	
Air Handler Convector/Radiator				2037	* *	1	\$92,100	
Fan Coil Unit/Heat	20% 5%			2042 2034	* *	1 1	\$19,300	
	3%			2034		1	\$4,800	
Air Conditioning Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment	10070			2043		1		
Centrifugal, Elec Chiller	50%			2032	* *	1	\$161,200	
		gerant, Extent	: Light Area		ł · 100%		φ101,200	
		2 Sets. Sub-ba	_	. 119900000				
Centrifugal, Elec Chiller	50%			2042	* *	1	\$161,200	
		gerant, Extent	· Light Area		1 · 100%	1	\$101,200	
		gerani, Exteni 2 Sets. Basemi	-	і Аујесіес	1.10070			
Distribution	Bocuiton . 2	2 Seis. Buseme						
CW & CHW Wtr	25%			2039	* *	4	\$3,700	
Pipe/Pump	23/0			2039		4	\$5,700	
CW & CHW Wtr	75%			2049	* *	4	\$16,500	
Pipe/Pump	7370			2047		-	Ψ10,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	* *	1	\$184,300	
Heat Rejection	10070						\$10.,000	
Water Cooling Tower	100%	0-2	\$60,100	2030	\$1,202,100	2	\$239,900	
		t, Extent : Mod				_	\$_23, 300	
	Location : I			00				
		vation, Extent	: Moderate, 2	Area Affe	cted : 10%			
	Location : I		, -	33 -				
		n : Mechanica	l Defect					
Ventilation	•							
Distribution								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation	<u> </u>					
Exhaust Fans						
Interior	50%	2037	* *	2	\$4,600	
Roof	50%	2029	\$263,000	2	\$4,600	
Plumbing						
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%					
Vertical Transport						
Elevators	5007		* *			
Geared Traction	60%	LIFE				
	Other Observation, Extent: Lig Location: 2 Units From 1st To 9th To 15th Floor, 1 Unit Fro Explanation: 7 Units	o 15th Floor, 3 Units F	rom 1st To	12th Floo	or, 1 Unit From	
Hydraulic	40%	LIFE	* *			
ž	Other Observation, Extent : Liga	ht, Area Affected : 100%	%			
	Location: 2 Units From Baser Unit From 1st To 4th Floor, 1 Explanation: 5 Units			sement T	To 2nd Floor, 1	
Escalators						
Over 20' Rise	100% Other Observation, Extent : Lig Location : Main Theater Explanation : 2 Units	LIFE ht, Area Affected : 100%	**			
Fire Suppression	Expunution . 2 Ontis					
Standpipe Standpipe						
Generic	100%	2049	* *	1-5	\$150,300	
Sprinkler	10070	2017			ψ150,500	
No Component	20% Other Observation, Extent : Lig Location : Main Theater Explanation : No Sprinkler In					
Generic	80%	2049	* *	1-2	\$66,800	
Generic	0070	20 7)		1-2	ψ00,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2038	* *	1	\$55,700	
Chemical System						
Generic	100%	2024	\$29,700	1-3	\$4,000	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Kitchens					
	Explanation: 2 Sets					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 453

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$36,500
Interior Architecture	\$5,694,700	\$366,700
Electrical	\$343,400	\$1,198,400
Mechanical		\$116,100
Total	\$6,038,100	\$1,717,700
Importance Code A		\$36,500
Importance Code B	\$4,171,200	\$1,603,300
Importance Code C	\$1,866,900	\$78,000
Total	\$6,038,100	\$1,717,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$40,900	\$9,800	\$40,200	\$16,900
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			
Total	\$40,900	\$9,800	\$40,200	\$16,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

rchitecture	Current R	Repair Futu	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior						
Exterior Walls						
Masonry: Brick	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	
	Other Observation, E.	xtent : Moderate, Area Afj	ected : 100%			
	Location : On Parap	pet Walls				
	Explanation: Blues	tone Copings				
Masonry: Brick	90%	LIFE	* *	5	\$6,300	
Roof						
Modified Bitumen	70%	2036	* *	10	\$31,600	
Single Ply Membrane	30%	2036	* *	10	\$13,500	
, , , , , , , , , , , , , , , , , , ,	Other Observation, E.	xtent : Moderate, Area Afj	ected : 100%			
	Location : Sloping F	Roof Sections				
	Explanation: Synthe	etic/ Composite Slate Roo	f Tiles			
Soffits	*	•				
Cast in Place Concrete	100%	LIFE	* *	5	\$1,700	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Floors Cast in Place Concrete	20% Now \$432,400 Broken/Missing Elements, Extent: Security Location: Basement Cracking/Crumbling, Extent: Severe, Location: Basement	vere, Area Affected : 50%	5	\$87,200	
Ceramic Tile	10% 2-4 \$80,600 Broken/Missing Elements, Extent: Mo Location: Various		5	\$10,000	
Sheet Vinyl/Rubber	5%	2033 **	5	\$15,000	
Vinyl Tile 9" X 9"	15% Now \$343,500 Adhesion Failure, Extent: Moderate, Location: Various Cracking/Crumbling, Extent: Severe, Location: Various Loose Units, Extent: Severe, Area Aff Location: Various	2038 ** Area Affected : 40% Area Affected : 80%	3	\$11,200	
Wood	50% 0-2 \$2,056,900 Deteriorated Finish, Extent: Moderate Location: Various Dry Rot/Decay, Extent: Moderate, Ar Location: Various Uneven Surface, Extent: Moderate, A Location: Various	e, Area Affected : 100% rea Affected : 10%	5	\$93,500	
Interior Walls					
Ceramic Tile	10% 2-4 \$280,400 Broken/Missing Elements, Extent: Mo Location: Various Cracking/Crumbling, Extent: Modera Location: Various	oderate, Area Affected : 5%	5	\$16,200	
Gypsum Board	10%	LIFE **	5	\$19,500	
Plaster	80% 4+ \$652,000 Cracking/Crumbling, Extent : Modera Location : Various	LIFE **	5	\$78,000	
Ceilings Exposed Concrete	15% 4+ \$204,700 Paint Peeling, Extent : Moderate, Are Location : Various		5	\$4,800	
Plaster	85% 2-4 \$709,700 Cracking/Crumbling, Extent: Severe, Location: Various Paint Peeling, Extent: Moderate, Are Location: Various	Area Affected : 10%	5	\$108,100	
Site Enclosure					
Fence/Gates	1000/				
Iron Picket	100%	2063 **			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

rchitecture		Current Repair	Futu	re Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Pavements							
Public Sidewalk							
Cast in Place Concrete	100%	4+ \$11,50	00 2033	* *			
	Cracking/C	rumbling, Extent : Mode	rate, Area A	ffected : 20%			
	Location	: Various					
	Misaligned	Bulging, Extent : Moder	ate, Area Af	fected : 5%			
	Location	: Various					
On-Site Walkways							
Cast in Place Concrete	90%		2041	* *			
Pavers/Stone	10%	2-4 \$2,80	00 2031	* *			
	Other Obse	rvation, Extent : Severe,	Area Affecte	ed : 60%			
	Location	: Exterior Street Entrand	res				
	Explanati	on : Stone Steps Are Dei	eriorating A	nd Needs Pointing			
Parking/Driveway				8			
Asphalt	100%		2037	* *			

ectrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
stem Component Type	, , , , , , , , , , , , , , , , , , , ,	il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$21,700	5	\$400	
	Other Observa	ation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: B	asement Electrical Room					
	Explanation	: Main Service Disconne	t Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard							
Fused Knife Sw	100% 2	2-4 \$50,900	2058	* *	5	\$200	
	On Extended I	Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location: B	asement Electrical Room					
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	100%		2033	* *			
Drive							

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ground					
Grounding Devices					
Generic	100% 0-2 \$9,900	LIFE **	5	\$1,300	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Basement				
	Explanation : Corroded				
Lighting					
Interior Lighting	000/	2020 0020 400	10	672 000	
Fluorescent	88%	2028 \$829,400		\$72,900	
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building	erate, Area Affectea : 100%)		
Fluorescent	10%	2028 \$94,300	10	\$8,300	
	Compact Fluorescent Light, Extent : M Location : Hallways	Moderate, Area Affected : 10	00%		
LED	2%	2036 **			
Egress Lighting					
Emergency, Battery	50%	2028 \$63,500	10	\$10,900	
Exit, Service	50%	2028 \$6,700	1		
Exterior Lighting					
HID	5%	2028 \$17,800	10		
No Component	95%				
Alarm					
Security System					
No Component	85%			*	
Generic	15%	2028 \$42,700	1	\$5,100	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Parking Lot And Lobby				
F: (G 1 F)	Explanation : CCTV Surveillance Ca	meras			
Fire/Smoke Detection	70%				
No Component		2038 **	1.2	¢15 200	
Generic, Analog	30% 2-4 \$292,500 Other Observation, Extent : Moderate,		1-3	\$15,200	
	Location : Hallways	Агей Ајјестей ; 100%			
	Explanation : Obsolete Fire Alarm S	vetom: Manual Dull Ctation	And Alam	m Ralla Onla	
	Explanation . Obsolete Fire Alarm S	ysiem, munuai Fun siallon	лпи Аш	m Dens Only	

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

System Component Type	00
Conversion Equipment Furnace 5% 2033 * * 1 \$2,2	
Furnace	
Other Observation, Extent : Light, Area Affected : 5% Location : Auditorium Explanation : 2 Gas Fired Modine Furnaces	
Hot Water Boiler	000
Hot Water Boiler	00
Other Observation, Extent: Light, Area Affected: 95% Location: Basement Boiler Room Explanation: 2 Units	
Location : Basement Boiler Room Explanation : 2 Units	
Distribution	
No Component 5% Terminal Devices 2041 ** 1 \$27,7 Convector/Radiator 95% 2041 ** 1 \$27,7 No Component 5% Air Conditioning Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 1 No Component 90% Plumbing ** 1 ** 1 H/C Water Piping Brass/Copper 70% 2038 ** 1 ** 1	
Terminal Devices Convector/Radiator 95% 2041 ** 1 \$27,7 No Component 5% Air Conditioning Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	00
Convector/Radiator 95% 2041 * * 1 \$27,7 No Component 5% Air Conditioning Energy Source Electricity 100% 2036 * * 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 * * 1	
No Component 5% Air Conditioning Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% 2023 \$18,400 1 Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	
Air Conditioning Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	00
Energy Source Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	
Electricity 100% 2036 ** 1 Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	
Conversion Equipment Window/Wall Unit 10% 2023 \$18,400 1 No Component 90%	
Window/Wall Unit 10% 2023 \$18,400 1 No Component 90% Plumbing H/C Water Piping 8 8 8 1 Brass/Copper 70% 2038 8 1	
No Component 90% Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	
Plumbing H/C Water Piping Brass/Copper 70% 2038 ** 1	
H/C Water Piping Brass/Copper 70% 2038 ** 1	
Brass/Copper 70% 2038 ** 1	
11	
0 1 1 1 0 1 000/	
Galvanized Steel 30% 2026 \$116,100 1	
Corroded, Extent : Moderate, Area Affected : 20%	
Location: Water Pressure Is Low In Upper Floors.	
Water Heater	
Electric 5% Now \$3,900 2028 \$3,900 4 On Extended Life, Extent: Moderate, Area Affected: 5% Location: 2 Small Obsolete Units. 2 Bath Rooms	
No Component 95%	
Sanitary Piping	
Cast Iron 100% LIFE ** 1	
Storm Drain Piping	
Cast Iron 100% LIFE ** 1	
Fixtures	
Generic 100%	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 459

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

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$257,200	\$87,400
Electrical	\$4,100	\$149,700
Mechanical		\$599,200
Total	\$261,300	\$836,400
Importance Code A	\$257,200	\$87,400
Importance Code B	\$4,100	\$749,000
Total	\$261 300	\$836 400

Total	\$201,300	\$050, 4 00

\$28,300 \$48,800 \$25,200	\$6,800 \$65,900	\$48,100 \$900 \$42,400 \$4,900	\$111,700 \$6,900 \$104,800
\$28,300	\$6,800	\$900	\$6,900
,	,	,	,
\$102,400	\$12,100	\$40,100	\$111,700
\$102,400	\$72,700	649 100	0444 =00
\$23,700	\$23,700	\$23,700	\$23,700
\$20,900			
\$1,000			
\$10,600	\$7,400	\$14,600	\$51,000
\$10,900	\$3,900	\$3,100	\$31,100
\$7,900	\$31,800	\$6,700	
\$27,400	\$5,900		\$5,900
FY 2021	FY 2022	FY 2023	FY 2024
	\$27,400 \$7,900 \$10,900 \$10,600 \$1,000 \$20,900 \$23,700	\$27,400 \$5,900 \$7,900 \$31,800 \$10,900 \$3,900 \$10,600 \$7,400 \$1,000 \$20,900 \$23,700 \$23,700	\$27,400 \$5,900 \$7,900 \$31,800 \$6,700 \$10,900 \$3,900 \$3,100 \$10,600 \$7,400 \$14,600 \$1,000 \$20,900 \$23,700 \$23,700 \$23,700



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.

Asset #: 3009

Architecture		Current Repai	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	<u> </u>							
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$47,000	
Masonry: Limestone	15%			LIFE	* *	5	\$6,600	
Window Wall	5%			2049	* *	5	\$11,000	
Windows								
Aluminum	55%			2045	* *	5	\$9,900	
Wood	45%	Now	\$257,200	2054	* *	5	\$40,400	
	Air Infiltrat	ion, Extent : Li	ight, Area Affed	cted : 50	0%			
	Location .	Throughout						
			tent : Moderat	e, Area	Affected : 30%			
		Throughout						
	-	cay, Extent : M	loderate, Area	Affected	d : 25%			
		Throughout						
	-	nefficient, Exte Throughout	ent : Moderate,	Area A	ffected : 100%			
Parapets								
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	
Roof Cast in Place Concrete		Now tration, Extent South Side Of		LIFE rea Affe	* * cted : 15%			
Skylight, Metal/Glass	5%			2049	* *	10	\$6,500	
Under Construction	50%						40,000	
Soffits								
Metal Panel	Location .	rvation, Extent : 5th Avenue Si on : Metal Pan	de		* * : 100% Entry Courtyard	5-10		
nterior								
Floors								
Carpet	10%			2025	\$106,800	3	\$11,100	
Cast in Place Concrete	10%		\$4,300	LIFE	* *	5	\$16,100	
		-		rate, Ar	ea Affected : 10%			
		Pool Pump Ro						
		rvation, Extent		rea Affe	cted : 5%			
		Pool Pump Ro						
	Explanati	on : Missing Pi	ipe Trough Co					
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%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Architecture		Current	Repair	Futur	re Replacement	N	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	*			
Ceramic Tile	15%			2038	*	5	\$9,700	
Concrete Masonry Unit				LIFE	*	5	\$3,900	
Gypsum Board	30%			LIFE	*	5	\$11,600	
Masonry: Brick	5%			LIFE	*			
Plaster	30%		\$3,500	LIFE	*	* 5	\$5,800	
	_	_	, Extent : Moderate	-	ffected : 5%			
			ea And Gymnasium					
			Extent : Moderate, A		ected : 5%			
	Location	: Pool Are	ea And Gymnasium					
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	
			Extent : Light, Area		l : 100%			
			nd Cafeteria, First	Floor				
	Explana	ion : Reno	vated in 2008					
Site Enclosure								
Fence/Gates	000/		0000	• • • •	at.			
Chain Link		Now	\$800	2039	*	*		
		_	nents, Extent : Ligh					
		: Theatre	Egress Ramps At R					
Iron Picket	20%			2064	*	*		
Free Standing Walls								
Cast in Place Concrete	100%			2079	*	*		
			Extent : Light, Area	Affected	l : 100%			
			e To Courtyard					
	Explana	ion : New	Low Walls With Ste	опе Сорі	ing And Metal Po	anels		
Retaining Walls								
Cast in Place Concrete		Now	\$300	2049	*	*		
	_	_	, Extent : Moderate	-	-			
			Egress Ramps At R	-	-			
	_	0 0	Extent : Moderate,					
	Location	: Theatre	Egress Ramps At R	ear Of B	Building			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	*	*		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Architecture	Current Repair	r	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	35% Now	\$19,900	2044	* *			
•	Broken/Missing Elements,	Extent : Moder	ate, Are	ea Affected : 60%			
	Location : Theatre Egres.	s Ramps At Red	ır Of Bı	uilding			
	Cracking/Crumbling, Exter	it : Moderate, 2	Area Af	fected : 30%			
	Location : Theatre Egres.	s Ramps At Red	ır Of Bi	uilding			
	Tripping Hazard, Extent : I	Moderate, Area	Affecte	ed : 30%			
	Location : Theatre Egres.	s Ramps At Red	ır Of Bı	uilding			
Cast in Place Concrete	40% 4+	\$1,000	2034	* *			
	Cracking/Crumbling, Exter	ıt : Light, Area	Affecte	ed : 5%			
	Location : Throughout	0 -	00				
Masonry: Granite	5%		LIFE	* *			
Pavers/Stone	20%		2032	* *			

ectrical	Current Repair	Repair Future Replacement			laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	75%	2029	\$17,700	5	\$100	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Re	ated At 40	000 Amperes			
Fused Disc Sw	25%	2049	* *	5		
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Re	ated At 25	500 Amperes Servin	ig The M	luseum	
Switchgear / Switchboard	•		-			
Fused Disc Sw	50%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location: Electrical Room					
	Explanation: 3- Vertical Sections					
Molded Case Bkrs	50%	2029	\$18,500	5	\$500	
	Other Observation, Extent: Light, Area	a Affectea	! : 100%			
	Location : Electrical Room					
	Explanation: 3- Vertical Sections					
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Electrical	Current Repair	Current Repair Future Replacement		t Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring	250/ 2.4	2054	* *	1				
Braided Cloth	25% 2-4 \$7,900 Insulation Aged, Extent : Moderate, Ar	2054		1				
	Location: Throughout The Building	еи Ајјестес	1.100%					
Thermoplastic	75%	2049	* *	1				
Motor Controllers								
Locally Mounted	70%	2027	\$77,000	5	\$200			
Locally Mounted	30%	2042	* *	5	\$100			
Ground								
Grounding Devices								
Generic	50%	LIFE	* *	5	\$300			
Generic	50%	LIFE	* *	5	\$300			
Lighting								
Interior Lighting								
Fluorescent	3%	2024	\$4,100	10	\$1,000			
	T-12 Lamps And Fixtures, Extent: Ligi	ht, Area Af	fected : 100%					
	Location : Basement							
Fluorescent	5%	2034	* *	10	\$1,700			
	T-5 Lamps And Fixtures, Extent : Light	t, Area Affe	ected : 100%					
	Location: 3rd Floor							
Fluorescent	60%	2034	* *	10	\$20,500			
	T-8 Lamps And Fixtures, Extent: Light		ected : 100%		* -,			
	Location: Throughout The Building							
Incandescent	27%	2034	* *	2	\$200			
meandeseem	Other Observation, Extent : Light, Area		100%	-	Ψ200			
	Location : Galleries							
	Explanation : Track Lights							
LED	5%	2034	* *					
Egress Lighting								
Emergency, Battery	50%	2034	* *	10	\$4,500			
Exit, LED	50%	2057	* *	1				
Exterior Lighting								
HID	30%	2029	\$47,800	10				
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%	2034	* *	1	\$9,700			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Galleries And Hallways							
	Explanation: CCTV Surveillance Ca	meras						
Fire/Smoke Detection				_				
Generic, Digital	100%	2034	* *	1-3	\$22,900			
	Other Observation, Extent : Light, Area	a Affected .	100%					
	Location : Throughout The Museum							
	Explanation : Strobe Lights, Smoke L	etectors, M	1anual Pull Static	ons And F	Horns			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Mechanical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•	•			
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Steam Boiler	25% Other Observation, Extent: Light, Location: Basement Boiler Room Explanation: 2 Units, For The O Other Areas.	n		1 les Stean	\$9,200 n To Heat The	
No Component	75% Other Observation, Extent: Light, Location: Theatre And 3rd Floo Explanation: The Building Prov	r		scent The	e Gallery	
Distribution	Explanation . The Bullating 110v	iacs Sicam 10 11c	at The Hicus Es	icepi ine	Guilery.	
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	
Convector/Radiator	75%	2034	* *	1	\$9,000	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	60%	2029	\$201,200	1	\$10,300	
	R-22 Refrigerant, Extent: Light, A Location: Basement Mechanical	l Room				
	Other Observation, Extent: Light, Location: North Basement Maci		00%			
	Explanation: For Museum Area	-				
Window/Wall Unit	40%	2024	\$32,900	1		
Distribution	4070	2024	\$32,700	1		
CW & CHW Wtr Pipe/Pump	60%	2039	* *	4	\$1,100	
No Component	40%					
Terminal Devices						
Air Handler/Cool/Ht	60% Other Observation, Extent : Mode		\$265,900 ed: 60%	1	\$13,800	
	Location: North Side Of Buildin			117 11 4	Tr.	
	Explanation: Museum Area Onl	y - Air Is Humidii	ty Controlled As	Well As	Temperature	
No Component	40%					
Heat Rejection Air Cooled Condenser	60%	2029	\$47,800	2	\$15,500	
Unit						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Mechanical		Current Rep	air	Future Replacement Mainte		aintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Dehumidifier								
No Component	75%							
Generic	25%			2027	\$100			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,700	
Exhaust Fans								
Interior	60%			2029	\$84,300	2	\$700	
No Component	40%							
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		
Sump Pump(s)	1000/			2024	Φ	4	#900	
Non-Submersible	100%			2024	\$6,000	4	\$800	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
Geared Traction		F						
		ervation, Exte : Basement To	nt : Light, Area	Ајјестеа	: 100%			
			o oin Fioor					
E' Communication	Explana	tion: 4 Units						
Fire Suppression Standpipe								
1 1	100%			2049	* *	1.5	¢10 700	
Generic	100%			2049		1-5	\$18,700	
Sprinkler	20%							
No Component Generic	20% 80%			2049	* *	1.2	¢0 200	
	80%			2049	7-7-	1-2	\$8,300	
Fire Pump	1000/			2022	* *	1	¢	
Generic	100%			2032	* *	1	\$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.

Page: 466

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$250,500	\$178,500
Mechanical		\$173,500
Total	\$250,500	\$352,000
Importance Code B	\$250,500	\$352,000
Total	\$250,500	\$352,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$123,100	\$46,400	\$12,400	\$115,400
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			
Total	\$123,100	\$46,400	\$12,400	\$115,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

rchitecture	Current Repair			Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick	83%	0-2	\$20,500	LIFE	* *	5	\$29,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								
		: Through	out						
Masonry: Brick Cavity	5%			LIFE	* *	5	\$1,800		
Masonry: Brownstone	2%	0-2	\$1,600	LIFE	* *	5	\$500		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location	: Through	out						
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		Now	\$15,200	LIFE	* *	5	\$4,100		
	Broken/Missing Elements, Extent : Severe, Area Affected : 20% Location : Throughout								
		Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 20%				
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%		\$5,800	2034	* *				
		etration, E : Mechani	xtent : Moderate, A cal Room	1rea Affe	ected : 10%				
Soffits									
Wood	100%			2034	* *	5	\$14,200		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	100/	N I	¢24.700	2021	* *	2	¢4.200		
Carpet	Worn/Erod Location Other Obs Location Explana	e: Offices vervation, E ve: Through tion: Open	Seams	ea Affecte	00% ed : 100%	3	\$4,300		
Cast in Place Concrete	27% 0-2 \$4,500 LIFE ** 5 \$16,800 Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Throughout Basement Paint Peeling, Extent: Light, Area Affected: 10% Location: Throughout								
Ceramic Tile	3%			2038	* *	5	\$900		
Quarry Tile	3%			2042	* *	5	\$1,300		
Vinyl Tile	_	Crumbling,	\$3,800 Extent : Moderate out Basement	2034 e, Area A	* * ffected : 10%	3	\$700		
Wood	50%			2044	* *	5	\$26,700		
Interior Walls									
Concrete Masonry Unit	Water Pen		\$800 Extent : Moderate, A al Room And Gas M			5	\$600		
Glass: Single Pane	5%			LIFE	* *	5	\$2,000		
Gypsum Board	20%			LIFE	* *	5	\$6,400		
Masonry: Brick	3%	Now	\$3,500	LIFE	* *	-	40,100		
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room								
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 Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout								
Embossed Metal	50%			LIFE	* *	5	\$4,300		
Exposed Concrete	2%			LIFE	* *	5	\$4,300 \$100		
Exposed Concrete Exposed Struc: Steel	2% 5%			LIFE	* *	3	\$100		
Gypsum Board	38%			LIFE	**	5	\$9,100		
Site Enclosure	30/0			LIFE		3	\$9,100		
Fence/Gates									
Iron Picket	100%			2064	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Free Standing Walls							
Cast in Place Concrete	100% 0-2	\$500	2079	* *			
	Cracking/Crumbling,	Extent: Light, Are	ea Affect	ed : 5%			
	Location: Main En	trance Eroded Join	its				
	Other Observation, E	xtent : Light, Area	Affected	! : 100%			
	Location: Main En	trance					
	Explanation : Mate	rial: Cast Stone					
Retaining Walls							
Cast in Place Concrete	100% 0-2	\$200	2049	* *			
	Cracking/Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location : Through	out Areaways					
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 4+	\$500	2042	* *			
	Cracking/Crumbling,	Extent: Light, Are	ea Affect	ed : 5%			
	Location : Through	out					
On-Site Walkways							
Cast in Place Concrete	20% 4+	\$100	2034	* *			
	Cracking/Crumbling,	Extent : Light, Are	ea Affect	ed : 5%			
	Location : Through	out					
Pavers/Stone	80%		2038	* *			
Parking/Driveway							
Asphalt	80%		2042	* *			
Cast in Place Concrete	20%		2034	* *			

ectrical	Current Repair	Future	Replacement	ent Maintenance		
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$23,600	5	\$100	
	Other Observation, Extent : Lig	ght, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 2500 Ampe	ere Main Disconnec	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$37,000	5	\$100	
Raceway						
Conduit	100%	2029	\$35,600	1		
Panelboards			-			
Fused Disc Sw	5%	2028	\$800	5		
Molded Case Bkrs	95%	2028	\$16,100	5	\$500	
Wiring			-			
Thermoplastic	100%	2029	\$31,500	1		
Motor Controllers			-			
Locally Mounted	100%	2027	\$42,500	5	\$100	

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Electrical	Current Repair Future Replacement		M	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	20%		2034	* *	10	\$3,300	
	T-8 Lamps Location	And Fixtures, Extent : Light, : Offices	Area Afj	fected : 100%			
Fluorescent	5%		2024	\$3,300	10	\$800	
		s And Fixtures, Extent : Ligh. : Basement	t, Area A	ffected : 100%			
Incandescent	70%		2024	\$173,400	2	\$300	
LED	5%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2024	\$13,800	10	\$2,200	
Exit, LED	10%		2069	* *	1		
Exit, Service	40%		2024	\$2,200	1		
Exterior Lighting							
HID	100%		2024	\$77,100	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$18,500	1	\$2,000	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2029	\$63,500	1-3	\$3,300	

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Interruptible Gas/Dual Fuel	100% Now	\$400	2049	* *	1		
	Other Observation,	Extent : Severe, Are	a Affecte	ed: 10%			
	Location: West V	Vall					
	Explanation : Ou	tside Vent Needed Fo	or Oil Tai	nk Room			
Conversion Equipment							
Hot Water Boiler	100% Now	\$3,000	2034	* *	1	\$8,000	
	Leak Evident, Exte	Leak Evident, Extent : Severe, Area Affected : 50%					
	Location: Boiler	Number Two Has O	il Leak				
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: Basem	ent Boiler Room					
	Explanation: 2 U	nits					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Mechanical	Current Repair	Current Repair Future Replacem		M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating						
Distribution Hot Wtr Piping/Pump	100% Now \$1, Leak Evident, Extent : Severe, Arc Location : Pump In The Baseme		**	4	\$900	
Terminal Devices						
Air Handler	30%	2034	**	1	\$3,300	
Convector/Radiator	70%	2034	* *	1	\$4,100	
ir Conditioning Energy Source	100%	2045	* *	1		
Electricity Conversion Equipment	100%	2043		1		
Exterior Pkg Unit - Cooling	50%	2029	\$77,500	2	\$600	
Cooling	Other Observation, Extent : Light Location : Roof	, Area Affected : 70	%			
	Explanation: Using R-22					
Exterior Pkg Unit - Cooling	30%	2037	* *	2	\$300	
C	Other Observation, Extent: Light Location: On The East Side Gra Explanation: One Unit		%			
No Component	20%					
Terminal Devices Air Handler/Cool/Ht	100%	2034	* *	1	\$11,100	
Heat Rejection						
Dry Cooler	50%	2029	\$41,600	2	\$6,300	
Dry Cooler	30%	2037	* *	2	\$3,800	
No Component	20%					
entilation Distribution						
Ductwork/Diffusers	100% Now \$8, Malfunctioning, Extent : Severe, A Location : 4 Damper Motors, Vo		**	2-5	\$10,000	
Exhaust Fans						
Interior	80% Now \$5, Not in Service, Extent : Severe, An Location : First Floor Bathroom		\$54,500	2	\$400	
Roof	20%	2029	\$6,400	2	\$100	
lumbing H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
Water Heater Gas Fired	100%	2024	\$11,700	2	\$300	
Sanitary Piping Cast Iron	100% Now \$7, Blockage /Clogged, Extent : Seven	000 LIFE re, Area Affected : I	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Mechanical	Current Repair Future Replacemen	Futur	re Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% Now	\$2,000 LIFE	* *	1		
	Blockage /Clogged, Extent .	: Severe, Area Affecto	ed : 10%			
	Location: Basement					
Sump Pump(s)						
Non-Submersible	100%	2024	\$2,900	4	\$400	
Sewage Ejector(s)						
Electric	100% Now	\$2,800 2034	* *	4	\$700	
	Malfunctioning, Extent : Se	vere, Area Affected :	100%			
	Location : One Of Two Un	nits In The Basement				
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Basement To 3	rd Floor				
	Explanation: One Unit					
Fire Suppression	-					
Sprinkler						
No Component	40%					
Generic	60%	2039	* *	1-2	\$3,000	
Chemical System						
Generic	100%	2024	\$29,700	1-3	\$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total	\$74,000	\$9,300	\$16,200	\$36,700
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			
Total	\$74,000	\$9,300	\$16,200	\$36,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HARLEM STAGE (GATE HOUSE)

Asset #: 14801

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date E	stimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
Exterior Exterior Walls								
Masonry: Brownstone	60%			LIFE	* *	5	\$10,400	
Masonry: Granite	40%			LIFE	* *	5	\$6,900	
Windows	1070			LII L			ψ0,700	
Steel	95%			2044	* *	5	\$53,300	
Wood	5%			2044	* *	5	\$2,200	
Parapets	270			2011			Ψ2,200	
Masonry: Granite	88%			LIFE	* *	5	\$2,900	
•		ervation, Exte	ent : Moderate, 2		ected : 90%	-	4-9	
		: Roof Perim		33				
		ion : Granite						
Masonry: Granite	10%			LIFE	* *	5	\$300	
Metal Rail	2%			2041	* *	5-10	\$900	
Roof							4,00	
Copper/Terne	10%			2056	* *	10	\$3,700	
Modified Bitumen	5%			2033	* *	10	\$700	
Plaza Roof: Stone Panels		2-4	\$1,700	2048	* *		*	
		ervation, Exte	ent : Moderate, 2	Area Affe	ected : 2%			
		: Plaza Deck						
	Explana	ion : Broken	Unit; Shifting A	nd Misal	igned Units			
Slate	75%			LIFE	* *			
Soffits								
Fiberglass Panel	100%			2037	* *	5		
nterior								
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	* *			
			nt : Severe, Are	a Affecte	d : 2%			
		: West Wall I						
			ent : Severe, Are	a Affecte	ed : 2%			
		: Basement			_			
		ion : Brick Ai	nd Fieldstone W					
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HARLEM STAGE (GATE HOUSE)

Asset #: 14801

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
Public Sidewalk				
Cast in Place Concrete	100% 0-2 \$13,200	2041 **		
	Cracking/Crumbling, Extent: Severe,	Area Affected : 15%		
	Location: 135th Street			
On-Site Walkways				
Masonry: Granite	35%	LIFE **		
Pavers/Stone	65%	2037 **		

Electrical	Current Repair	Future Rep	olacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2054	* *	5	\$100			
	Other Observation, Extent : Light, A	lrea Affected : 100	0%					
	Location : Electrical Room							
	Explanation : Main Service Discor	nnect Switch Rated	d At 2000 Am	peres				
Switchgear / Switchboard								
Fused Disc Sw	100%	2054	* *	5	\$100			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 2- Vertical Sections							
Raceway								
Conduit	100%	2054	* *	1				
Panelboards								
Fused Disc Sw	10%	2050	* *	5				
Molded Case Bkrs	90%	2050	* *	5	\$300			
Wiring								
Thermoplastic	100%	2054	* *	1				
Motor Controllers								
Locally Mounted	100%	2045	* *	5	\$100			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			
Lighting								
Interior Lighting								
Fluorescent	20%	2036	* *	10	\$2,500			
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Hallways							
Fluorescent	40%	2036	* *	10	\$4,900			
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%							
	Location : Offices And Basement	<i>.</i>						
Incandescent	30%	2036	* *	2	\$100			
LED	10%	2036	* *	2	ψ100			
LED	10/0	2030						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HARLEM STAGE (GATE HOUSE)

Asset #: 14801

Electrical	Current Rep	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$1,600	
Exit, LED	50%	2063	* *	1		
Exterior Lighting						
HID	30%	2036	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$1,500	
		nt : Light, Area Affected :	100%			
	Location : Hallways					
	Explanation : CCTV Si	ırveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$8,500	
	Other Observation, Exte	nt : Light, Area Affected :	100%			
	Location : Throughout	The Building				
	Explanation: Strobe L	ights, Manual Pull Station	is, Alarm Bells, S	moke De	tectors And Horns	

Mechanical		Current Repair	Future Repla		eplacement M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$6,600	
(Other Obs	ervation, Extent : Light, Are	ea Affected	! : 100%			
	Location	: Basement Boiler Room					
	Explanai	tion: 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%	Now \$400	2044	* *	4	\$700	
1 5 1	Leak Evide	ent, Extent : Moderate, Area	Affected .	3%			
	Location	: Valves And Pumps, Boiler	Room.				
Terminal Devices							
Air Handler	20%		2036	* *	1	\$1,700	
Convector/Radiator	75%		2041	* *	1	\$3,200	
Unit Heater - Hot Water	5%		2033	* *			
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HARLEM STAGE (GATE HOUSE)

Asset #: 14801

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	85%			2033	* *	1	\$5,300	
			ent : Light, Area A ack Unit On Roof	ffected :	85%			
Split Unit		efrigerant, E	Extent : Light, Arec asement Communi					
No Component	10%							
Distribution CW & CHW Wtr Pipe/Pump	85%			2048	* *	4	\$600	
No Component	15%							
Terminal Devices Air Handler/Cool/Ht	Other Obs	Now servation, E. 1: 2nd Floo	\$11,200 xtent : Severe, Are r Stage	2033 a Affecte	* * ed : 30%	1	\$6,300	
			nough AC For The	2nd Flo	oor Stage			
Fan Coil - 2 Pipe No Component	5% 10%			2033	**	1	\$200	
Heat Rejection	1070							
Air Cooled Condenser Unit	90%			2033	* *	2	\$8,400	
No Component	10%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,500	
Exhaust Fans	10070			LIFE		2-3	\$7,300	
Interior	100%			2033	* *	2	\$400	
Plumbing	10070			2000			\$100	
H/C Water Piping Brass/Copper	100%			2048	* *	1		
Water Heater Electric	100%			2027	\$11,500	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2033	* *	4	\$800	
Backflow Preventer								
Generic	100%			2036	* *	1	\$800	
Fixtures Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			
Note: All component repairs \$ estim	ates are in ci	urrent dollars	s and are not escalat	ed for no	tential future inflatio	n		

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2054 **	1-2 \$3,700	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

FY 2024

FY 2023

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

EXPENSE

Block : 4444 Lot : 35 BIN : 5141713

FY 2021

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$37,400
Electrical		\$64,800
Total		\$102,100
Importance Code A		\$37,400
Importance Code B		\$64,800
Total		\$102,100

Exterior Architecture \$600 \$14,000 \$400 Interior Architecture \$5,300 \$200 \$300 Electrical \$500 \$500 \$500 \$400 Mechanical \$4,500 \$1,600 \$1,500 \$2,800 Site Pavements \$700

FY 2022

Total	\$15,600	\$6,200	\$21,300	\$6,700
Importance Code C	\$1,700			
Importance Code B	\$12,900	\$5,900	\$6,900	\$6,100
Importance Code A	\$1,000	\$300	\$14,300	\$600
Total	\$15,600	\$6,200	\$21,300	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site I a veinents	Ψ700			



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Architecture		Current F	Repair	Futur	e Replacement	N	laintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	*	5	\$300	
Metal Panel	90%			2048	*	3-10	\$51,400	
Metal Sect. OHD	5%			2041	*	* 5	\$1,300	
Windows	1000/			2011	*	k -	#900	
Aluminum	100%			2044		* 5	\$800	
Roof Slate	100%			LIFE	*	*		
State		Frowth F	Extent : Light, Area					
	Location:		мет . Ligni, Area	Ајјесте	1. 570			
nterior	Location .	. ar ions						
Floors								
Cast in Place Concrete	65%	2-4	\$3,100	LIFE	*	* 5	\$12,600	
		umbling,	Extent : Moderate	, Area A	ffected : 15%		, ,,,,,,	
Ceramic Tile	5%			2037	*	* 5	\$400	
Vinyl Tile	30%	Now	\$1,200	2033	*		\$1,000	
	Location:	Stairs	tent : Moderate, Ai Moderate, Area Aj					
	Location:		Moderale, Area Aj	јестеи.	20/0			
Interior Walls	Bocanon .	Sidirs						
Gypsum Board	100%	Now	\$1,000	LIFE	*	* 5	\$2,800	
Gypouin Bourd	Cracking/Cr	umbling,	Extent : Moderate econd Floor Windo	, Area A	-	J	\$2,000	
			xtent : Moderate, A econd Floor Windo					
Ceilings								
Exposed Struc: Steel	Location:	Through	xtent : Moderate, 2 out roofing Missing	LIFE Area Affe	** ected : 100%	*		
Gypsum Board	10%	P	JG	LIFE	*	* 5	\$1,100	
Site Pavements	10/0			L 11 L			Ψ1,100	
On-Site Walkways								
Pavers/Stone	100% Vegetation (Location :		\$700 Extent : Severe, Are	2037 ea Affecte	* : ed : 80%	*		
Parking/Driveway								
Asphalt	100%			2037	*	*		

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment Fused Disc Sw	100%	2038	* *	5		
rused Disc Sw	Other Observation, Extent: Moderate,			3		
	Location : Electrical Room	, лгеи лујес	cieu . 10070			
	Explanation: Main Service Disconn	ect Switch	Rated At 400 Amn	eres.		
Switchgear / Switchboard	Zipinianon : Diam ser nee Ziseemin		111 700 11111	<u> </u>		
Molded Case Bkrs	100%	2038	* *	5	\$200	
	Other Observation, Extent : Moderate,	, Area Affe	cted : 100%		•	
	Location : Electrical Room					
	Explanation: 1- Vertical Sections					
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	10%	2036	* *	5		
Molded Case Bkrs	90%	2036	* *	5	\$100	
Wiring	1000/	2020	* *			
Thermoplastic	100%	2038	* *	1		
Motor Controllers	100%	2033	* *	-		
Locally Mounted	100%	2033		5		
round Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$100	
ighting	10070	DII E			Ψ100	
Interior Lighting						
Fluorescent	100%	2028	\$13,700	10	\$5,500	
	Other Observation, Extent : Light, Are	a Affected	·			
	Location: Throughout					
	Explanation: T-8 Lamps					
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%					
larm						
Security System	70%					
No Component Generic	30%	2028	\$5,700	1	\$700	
Generic	Other Observation, Extent: Moderate,		·	1	\$700	
	Location: Hallways	, 111 cu 11jj ci	. 10070			
	Explanation: Intrusion Alarm System	n Onlv				
Fire/Smoke Detection	i system					
Generic, Digital	100%	2028	\$64,800	1-3	\$3,700	
, <i>6</i>	Other Observation, Extent : Moderate,			•	. , ,	
	Location : Throughout The Building					
	Explanation: Strobe Light, Manual I	Pull Statior	ns, Alarm Bells, Sn	noke Det	ectors	

Maintenance \$ are aggregated over a ten-year period. Site specific 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

System Component Type	Mechanical	chanical Current Repair		Future Replacement		Maintenance			
Energy Source Flexicity 10% 2048 ** 1	Component			Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Natural Gas 90% 2048 ** 1	Energy Source	100/			2049	יצי יצי	1		
Hot Water Boiler									
Conversion Event Light, Area Affected : 100% Explanation : 2 Units E		00%			2022	* *	1	\$2.700	
Distribution	not water boner	Other Obs Location	: Boiler R	oom On 1st Floor		: 100%	1	\$2,700	
Hot Wtr Piping/Pump		10%			2033	* *	2	\$300	
Air Handler 90% 2033 ** 1 \$3,300	Hot Wtr Piping/Pump No Component				2044	**	4	\$300	
Energy Source Electricity	Air Handler No Component				2033	* *	1	\$3,300	
Conversion Equipment Reciprocating 100% Now \$2,500 2033 ** 1 \$2,500	Energy Source	100%			2044	* *	1		
Not in Service, Extent : Moderate, Area Affected : 10% Location : 1st Floor R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units. 1st Floor	Conversion Equipment Reciprocating		Now	\$2,500		* *	1	\$2,500	
Air Handler/Cool/Ht		Location R-22 Refri	: 1st Floor gerant, Ex	r tent : Light, Area A					
Heat Rejection		Other Obs Location	: Air Hand	dler Room	Affected	: 100%			
Distribution Ductwork/Diffusers 100% LIFE * * 2-5 \$3,300	Air Cooled Condenser			1					
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	Distribution	100%			LIFE	* *	2-5	\$3,300	
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		100%			2033	* *	2	·	
Water Heater Electric 100% 2026 \$5,200 4 \$100 Sanitary Piping Cast Iron 100% LIFE * * 1 Backflow Preventer	Plumbing H/C Water Piping					* *		•	
Sanitary Piping Cast Iron 100% LIFE ** 1 Backflow Preventer	Water Heater					\$5.200		\$100	
	Sanitary Piping Cast Iron							Ψ100	
		100%			2033	* *	1	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Mechanical	Current Repair	Future Rep	acement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost Cyc (Yr	ele Estimated Cost es)	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent : Light	, Area Affected : 1009	%		
	Location: 1st To 2nd Floor				
	Explanation: 1 Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2048	** 1-2	\$1,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$111,700	\$36,900
Interior Architecture	\$281,800	
Total	\$393,500	\$36,900
Importance Code A	\$111,700	\$36,900
Importance Code B	\$212,300	
Importance Code C	\$69,400	
Total	\$393,500	\$36,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900		\$8,200	
Interior Architecture	\$4,300			\$100
Site Enclosure	\$8,900			
Site Pavements	\$13,500			
Total	\$51,500		\$8,200	\$100
Importance Code A	\$24,900		\$8,200	
Importance Code B	\$23,200			\$100
Importance Code C	\$3,400			
Total	\$51,500		\$8,200	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset #: 2381

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	50/	LIDE	* *	~	# 000	
Masonry: Brick Wood	5% 95% Now \$	LIFE 5111,700 2041	* *	5 5	\$800 \$36,900	
w ood	Dry Rot/Decay, Extent : Mod Location : Throughout Paint Peeling, Extent : Mode	derate, Area Affected	: 20%	3	\$30,900	
	Location : Various	eraie, Area Affeciea :	1070			
Windows	Location : rarious					
Wood	100% Now Deteriorated Finish, Extent Location: Various Locatio Glazing Broken/Cracked, Ex Location: Front Entry	ns Throughout		5	\$13,200	
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 Broken/Missing Elements, E.	\$600 2036 xtent : Severe, Area A	* * 1ffected : 50%	3		
	Location : Throughout					
Vinyl Tile 9" X 9"	5% Now	\$3,700 2038	* *	3	\$100	
	Broken/Missing Elements, E. Location : Various	xtent : Severe, Area A	Affected : 20%			
Wood	93% Now \$\\$Broken/Missing Elements, E. Location: Various Locatio Dry Rot/Decay, Extent: Mod Location: Throughout	ns Throughout		5	\$5,200	
	Split/Cracked, Extent : Mode Location : Throughout					
	Worn/Eroded, Extent : Mode Location : Throughout					
	Other Observation, Extent: Location: Throughout		eted : 100%			
	Explanation : Interior No I	Longer In Use				

Maintenance \$ are aggregated over a ten-year period. Site specific 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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Interior Walls Plaster	100% Now \$69,400 Broken/Missing Elements, Extent : Seve Location : Throughout	LIFE ** re, Area Affected : 60%	5	\$2,300	
	Cracking/Crumbling, Extent : Severe, A Location : Throughout	rea Affected : 70%			
	Other Observation, Extent: Moderate, Location: Throughout Explanation: Interior No Longer In U				
Ceilings	7				
Plaster	100% Now \$88,400 Broken/Missing Elements, Extent : Seve Location : Throughout	LIFE ** ore, Area Affected : 60%	5	\$3,700	
	Cracking/Crumbling, Extent: Severe, A Location: Throughout	rea Affected : 70%			
	Other Observation, Extent : Moderate, Location : Throughout	Area Affected : 100%			
	Explanation : Interior No Longer In U	lse .			
Site Enclosure					
Fence/Gates Wood	100% 2-4 \$3,400 Broken/Missing Elements, Extent : Mod Location : Front Entrance	2029 \$34,200 lerate, Area Affected : 10%			
Retaining Walls Masonry: Fieldstone	100% 4+ \$5,500 Jnt Mortar Miss/Erod, Extent : Severe, Location : Front Entrance	2054 ** Area Affected : 20%			
Site Pavements Public Sidewalk					
Cast in Place Concrete	100% Now \$13,500 Cracking/Crumbling, Extent: Severe, A Location: Front Entrance Misaligned/Bulging, Extent: Severe 41				
	Misaligned/Bulging, Extent : Severe, An Location : Front Entrance	еи Ајјесіей : 00%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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	
Total	\$195,200	
Importance Code A	\$195,200	
Total	\$195,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$11,300			
Interior Architecture			\$1,800	
Total	\$11,300		\$1,800	
Importance Code A	\$11,300			
Importance Code B			\$1,800	
Importance Code C				
Total	\$11,300		\$1,800	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON STORE

Asset #: 2382

Architecture		Current R	epair	Futur	e Replacement	M	laintenance	
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	\$300	
Masonry: Fieldstone	20%			LIFE	* *	5	\$1,000	
Wood	75%	Now	\$37,700	2033	* *	5	\$12,500	
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%			
	Location	i : Througho	out					
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 5%			
	Location	i : Throughd	out					
Windows								
Wood	100%	4+	\$11,300	2036	* *	5	\$4,400	
	Deteriora	ted Finish, E	Extent : Moderate,	Area Af	fected : 25%			
	Location	i : Througho	out					
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 20%			
	Location	i : Througho	out					
Roof								
Wood Shingles	100%	Now	\$157,400	2043	* *			1
8			t : Severe, Area A		70%			
		i : Througho						
		_	: Moderate, Area	Affected	: 40%			
		i : Througho		33				
nterior								
Floors								
Wood	100%			2043	* *	5	\$3,700	
Interior Walls	10070			2013			ψ3,700	
Plaster	75%			LIFE	* *	5	\$2,200	
Wood	25%			LIFE	* *	5	\$10,000	
Ceilings	2370			LIIL			Ψ10,000	
Exposed Struc: Wood	100%			LIFE	* *			
Exposed Situe. Wood	100/0			LILL				

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$379,900	\$35,700
Interior Architecture	\$43,300	
Mechanical		\$36,100
Total	\$423,200	\$71,700
Importance Code A	\$379,900	\$35,700
Importance Code B	\$43,300	\$36,100
Total	\$423,200	\$71.700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,700			_
Interior Architecture	\$1,100			
Electrical	\$10,800	\$100	\$27,000	
Mechanical	\$200	\$200	\$12,000	\$200
Site Pavements	\$4,300			
Total	\$42,200	\$300	\$39,000	\$200
Importance Code A	\$25,900	\$200	\$11,700	\$200
Importance Code B	\$12,000	\$100	\$27,300	
Importance Code B Importance Code C	\$12,000 \$4,300	\$100	\$27,300	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset #: 2383

Architecture	Current R	Current Repair Future Replacement		Replacement	t Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	50/ N	\$2.700	LIEE	* *	_	0000	
Masonry: Brick	5% Now Jnt Mortar Miss/Erod, Location: Chimney Spalling, Extent: Moa Location: Chimney			ffected : 25%	5	\$800	
Masonry: Fieldstone	5%		LIFE	* *	5	\$600	
Wood	90% 4+ Split/Cracked, Extent Location : All Elevat		2041 Affected .	**	5	\$35,700	
Windows							
Wood	100% Now Ctrwt/Balnc Not Func Location: Througho Glazing Broken/Crack Location: Througho	ut sed, Extent : Mode			5	\$13,500	
Roof	-						
Wood Shingles	100% 4+ Split/Cracked, Extent Location: Roof Worn/Eroded, Extent Location: Roof						
Interior Floors							
Panel/Paver: Cer/Brk	15%		2036	* *	5	\$2,300	
Wood	85% Now Deteriorated Finish, E Location: Througho Split/Cracked, Extent Location: Througho	ut : Moderate, Area			5	\$5,400	
Interior Walls							
Masonry: Fieldstone	15%		LIFE	* *			
Plaster	60%		LIFE	* *	5	\$1,600	
Wood	25%		LIFE	* *	5	\$8,800	
Ceilings	250/		TIPE	* *			
Exposed Struc: Wood Plaster	35% 65%		LIFE LIFE	* *	5	\$2,800	
Site Pavements	0570		LIFE		5	\$2,000	
On-Site Walkways							
Pavers/Stone	100% 4+ Loose Units, Extent: A Location: Various Vegetation Growth, Ex Location: Various						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset #: 2383

Electrical	Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2028	\$1,700	5	\$100	
	Other Observation, Exte	ent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation : No Nam	eplate Ratings A	vailable				
Raceway							
Conduit	100%		2028	\$4,300	1		
Panelboards							
Molded Case Bkrs	100%		2027	\$8,500	5	\$100	
Wiring							
Thermoplastic	100%		2028	\$9,300	1		
Ground							
Grounding Devices							
Generic	100% 0-2	\$10,800	LIFE	* *	5	\$100	
	Other Observation, Exte	ent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation: Corrode	ed					
Lighting							
Interior Lighting							
Incandescent	100%		2023	\$27,000	2	\$100	

Mechanical	Current Repair	Current Repair Future Replaceme		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2028	\$600	1		
Conversion Equipment						
Furnace	100%	2023	\$11,400	1	\$2,300	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2028	\$36,100	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$563,600	\$44,900
Electrical	\$136,000	
Total	\$699,600	\$44,900
Importance Code A	\$563,600	\$44,900
Importance Code B	\$136,000	
Total	\$699,600	\$44,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$137,200	\$8,600	\$24,800	\$14,200
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		
Total	\$137,200	\$8,600	\$24,800	\$14,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

chitecture	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Masonry: Brick	85% Now \$435,500 Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	LIFE ** nte, Area Affected : 30%	5	\$42,400	
	Loose Units, Extent : Light, Area Affec	ted : 10%			
	Location : Various Locations Throug	hout			
	Spalling, Extent : Moderate, Area Affec	cted : 20%			
	Location : Various Locations Throug	hout			
	Water Penetration, Extent: Moderate, Location: First Floor West Wall	Area Affected : 15%			
Masonry: Brick	5%	LIFE **	5	\$2,500	
•	Recent Construction, Extent : Light, An Location : Elevator Addition At Rear				
Masonry: Limestone	5% Now \$30,900	LIFE **	5	\$1,900	
•	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	ate, Area Affected : 20%			
Wood	5%	2033 **	5	\$12,500	
Windows					
Wood	100% 2-4 \$57,500 Deteriorated Finish, Extent: Moderate Location: Various Locations Throug		5	\$13,500	
	Glazing Broken/Cracked, Extent: Mod Location: Various Locations Throug				
	Paint Peeling, Extent : Moderate, Area Location : Various Locations Throug				
Parapets					
Wood Cornice	100% Now \$34,300 Deteriorated Finish, Extent: Moderate Location: Throughout	2048 ** e, Area Affected : 30%	5	\$11,300	
	Split/Cracked, Extent : Moderate, Area	Affected : 25%			
	Location : Throughout				
Roof					
Copper/Terne	95%	2043 **	10	\$70,600	
Skylight, Metal/Glass	5%	2048 **	10	\$5,000	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

System Component Type	% of Total	Fail Date						
	Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior				•				
Floors								
Carpet	Worn/Ero	n : Through , Extent : M	\$31,200 : Moderate, Area out Ioderate, Area Affe			3	\$16,200	
	Location	servation, E 1 : Through tion : Open		Area Affe	ected : 20%			
Ceramic Tile	5%		Seams	2037	* *	5	\$1,300	
Vinyl Tile	15%			2037	* *	3	\$2,000	
v myr rhe	Broken/M Location	issing Elem 1 : Basemen	nents, Extent : Seve nt Extent : Light, Are	re, Area		3	Ψ2,000	
		ı : Basemer						
Wood	40%			2043	* *	5	\$20,200	
	Deteriora		Extent : Moderate,		fected : 20%		¥-0,-00	
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 Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: First Floor East Wall							
			xtent : Moderate, A oor West Wall	Area Affe	ected : 10%			
Wood	5%			LIFE	* *	5	\$1,000	
Ceilings								
Exposed Concrete	5%			LIFE	* *	5	\$200	
Gypsum Board	70%			LIFE	* *	5	\$23,600	
Plaster	Paint Pee	-	\$30,100 : Moderate, Area Locations Through		**	5	\$4,200	
	Water Per	netration, E	extent : Moderate, A Stairs On Second Flo	Area Affe	ected : 10%			
Site Enclosure		·						
Fence/Gates								
Iron Picket	100%			2072	* *			
Retaining Walls Cast in Place Concrete			\$200 Extent : Severe, A	2063 rea Affec	* * cted : 20%			

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Architecture		Current F	Repair	Futur	e Replacemen	ıt	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	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	:	* *			
	Cracking/0	Crumbling,	Extent : Moderate	Area A	ffected : 20%				

Location: Front Of Building

Electrical	Current Repair	Future Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Main Service Disconne			5 eres	\$100	
Switchgear / Switchboard	Explanation : Main Sci vice Discourse	er Switch Raica III 000	Timp	C7 C5.		
Fused Disc Sw	100% Other Observation, Extent: Moderate, Location: Electrical Room Explanation: 1- Vertical Section	2038 Area Affected : 100%	* *	5	\$100	
Raceway	1					
Conduit	100%	2038	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2036 2036	* *	5 5	\$300	
Wiring	7370	2030			Ψ300	
Thermoplastic	100%	2038	* *	1		
Motor Controllers Locally Mounted	100%	2033	* *	5	\$100	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	
Lighting	10070	ZII E			\$200	
Interior Lighting						
Fluorescent	10% T-8 Lamps And Fixtures, Extent: Mode Location: Basement	·	,300 100%	10	\$1,100	
Fluorescent	10%	2028 \$4	,300	10	\$1,100	
	Compact Fluorescent Light, Extent : M Location : Basement	oderate, Area Affected	d: 100)%		
Fluorescent	2%	2023	\$900	10	\$200	
	T-12 Lamps And Fixtures, Extent : Mod Location : Elevators	lerate, Area Affected :	100%	ó		
Incandescent	8%	2028 \$12	,700	2		
LED	70%	2036	**			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	\$8,900	10	\$1,400	
Exit, Service	50%			2028	\$1,800	1		
Exterior Lighting								
Fluorescent	10%			2028	\$4,200	10	\$100	
	Compact 1	Fluorescent	Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
	Location	: Outside						
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$136,000	2038	* *	1-3	\$6,500	
_	Not in Ser	vice, Extent	t : Moderate, Area	Affected	: 100%			
	Location	: Through	out The Building					

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	2	2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	2	2045	* *	1	\$5,700	
	Other Observation, E	xtent : Light, Area Aff	fected	: 100%			
	Location: Basemen	t					
	Explanation: 2 Uni	its					
Distribution							
Hot Wtr Piping/Pump	100%	2	2044	* *	4	\$600	
Terminal Devices							
Air Handler	75%	2	2036	* *	1	\$5,400	
Convector/Radiator	25%	2	2041	* *	1	\$900	
Air Conditioning							
Energy Source							
Electricity	100%	2	2036	* *	1		
Conversion Equipment							
Reciprocating	75%	2	2036	* *	1	\$4,000	
Compr/Chiller							
		xtent : Light, Area Aff	fected	: 75%			
	Location : Backyard						
	Explanation: 3 Uni	ts. R-410a					
No Component	25%						
Terminal Devices							
Fan Coil - 2 Pipe	75%	2	2036	* *	1	\$2,800	
No Component	25%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Mechanical		Current Repair		e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser	75%		2036	* *	2	\$6,000	
Unit	250/						
No Component	25%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	90%		LIFE	* *	2-5	\$5,800	
No Component	10%		DII D		2 3	ψ5,000	
Exhaust Fans	1070						
Interior	90%		2036	* *	2	\$300	
No Component	10%						
Plumbing							
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%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Basement To 2nd Floor					
	Explana	tion : 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$641,900	\$42,400
Interior Architecture	\$249,400	
Electrical	\$273,400	
Mechanical	\$81,300	\$160,300
Site Pavements	\$140,300	
Total	\$1,386,300	\$202,700
Importance Code A	\$723,300	\$42,400
Importance Code B	\$522,800	\$160,300
Importance Code C	\$140,300	
Total	\$1,386,300	\$202,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$149,300	\$2,200	\$50,900	\$5,800
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			
Total	\$149,300	\$2,200	\$50,900	\$5,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2386

rchitecture	Curre	Current Repair		Future Replacement		Maintenance				
ystem Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Exterior Walls	20/		LIEE	* *	_	¢5,000				
Cast in Place Concrete Cast Stone/Terra Cotta	2% 3%		LIFE LIFE	* *	5 5	\$5,000 \$11,700				
Masonry: Brick	75% Now	\$512,300	LIFE	* *	<i>5</i>	\$37,400				
Masonly. Bitck	Graffiti, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout									
	Horizontal Cracks, Extent : Moderate, Area Affected : 30% Location : North Facade									
	Location : North									
	Location : North									
		n, Extent : Moderate, 2 ous Locations Through		cted : 30%						
Masonry: Brick	10%		LIFE	* *	5	\$5,000				
Masonry: Limestone	2% Now Jnt Mortar Miss/I Location: Wind	Erod, Extent : Modera	LIFE te, Area A	* * Affected : 25%	5	\$700				
Stucco Cement	3%		2033	* *	5	\$3,700				
Wood	5%		2033	* *	5	\$12,500				
Windows										
Wood	90% Now Air Infiltration, E Location: Thro	xtent : Moderate, Ared	2053 a Affectea	* * l : 50%	5	\$20,300				
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout									
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Throughout									
		tent : Moderate, Area	Affected	: 50%						
Wood	10% Repairs in Progre Location : Libra	ess, Extent : Light, Are ary	2044 a Affecte	* * d : 100%	5	\$4,500				
Parapets										
Masonry: Brick No Component	10% 90%		LIFE	* *	5	\$200				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2386

Architecture	Current Repa	ir Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof Asphalt Shingle	75% Now	\$8,700 2031	* *			
	Punct/Tear/Impact Damas Location : Throughout	ge, Extent : Light, Are				
	Water Penetration, Extent Location: Throughout		1 : 10%			
Built-Up (BUR)	15%	2038	* *	10	\$4,500	
Copper/Terne	10% Now Punct/Tear/Impact Damaş Location: Throughout	\$4,500 2043 ge, Extent : Moderate,		%		
	Water Penetration, Extent Location: Throughout	t : Light, Area Affected	l : 10%			
Soffits Wood	100%	2026		5		
nterior						
Floors Asphalt Poured	5% Now Loose/Delam Surface, Ext	\$2,100 2048 tent : Moderate, Area	* * Affected : 40%	5	\$300	
	Location : Stairs	,	33			
	Wrinkling, Extent : Moder Location : Stairs		0%			
Cast in Place Concrete	5%	LIFE	* *	5	\$2,900	
Ceramic Tile	5% Now Cracking/Crumbling, Exte	\$3,000 2031 ent : Light, Area Affec		5	\$700	
Vinyl Tile	30% 0-2 Cracking/Crumbling, Exte Location: Throughout	\$78,000 2038 ent : Moderate, Area A	* * Affected : 25%	3	\$3,000	
	Worn/Eroded, Extent: Mo Location: Throughout	oderate, Area Affectea	: 25%			
Vinyl Tile 9" X 9"	10% 0-2 Broken/Missing Elements, Location: Basement Luc		* * Affected : 40%	3	\$1,000	
	Cracking/Crumbling, Exte Location: Basement Lui	ent : Severe, Area Affe	cted : 50%			
Wood	5% Now Broken/Missing Elements, Location : Custodian Of		** Affected: 40%	5	\$1,300	
	Dry Rot/Decay, Extent : S Location : Custodian Of		40%			
Wood	40% 0-2 Deteriorated Finish, Extention : Throughout			5	\$10,100	
	Worn/Eroded, Extent : Mo Location : Throughout	oderate, Area Affectea	: 30%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2386

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$4,900	
Masonry: Brick	25%			LIFE	* *			
Plaster	45%	Now	\$16,600	LIFE	* *	5	\$5,500	
	Location Staining/D	r/Impact Dama : Throughout Discoloring, Ext : Throughout			n Affected : 10% ffected : 20%			
SGFT/Glazed Masonry	10%			LIFE	* *			
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	* *			
	Cracking/0	Crumbling, Ext	ent : Severe, A	rea Affec	cted : 20%			
	Location	: Various						

ectrical	С	urrent Repair	Future	Replacement	M	aintenance			
stem Component Type	, , , , , , ,	nil Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts									
Service Equipment									
Fused Disc Sw	50%		2028	\$800	5				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
	Explanation	i : Main Service Switch I	Rated At 20	0 Amperes.					
Under Construction	50%								
Transformers									
Under Construction	100%								
Switchgear / Switchboard									
Fused Knife Sw	50%	2-4 \$18,300	2058	* *	5				
	On Extended Location : I	Life, Extent : Moderate, Basement	Area Affect	ted : 100%					
Under Construction	50%								
Raceway									
Conduit	80%		2028	\$28,500	1				
Under Construction	20%								
Panelboards									
Fused Toggle Switch	50%	2-4 \$8,500	2053	* *	5	\$100			
	On Extended Location : T	Life, Extent : Moderate, Throughout	Area Affect	ted : 100%					
Molded Case Bkrs	20%		2027	\$3,400	5	\$100			
Under Construction	30%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2386

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	65%	2-4	\$20,500	2053	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
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%							
		: Basemen						
	Explanat	ion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$134,400	10	\$10,800	
	Other Observation, Extent : Light, Area Affected : 100%							
		: Through						
	Explanat	ion : T-12	Lamps					
Exterior Lighting	400/			• • • • •	D = 400	4.0		
HID	10%			2023	\$5,100	10		
Incandescent	10%			2023	\$4,300	2		
No Component	80%							
Alarm								
Fire/Smoke Detection	1000/			2022	ф1 2 0.000	1.2	Φ 7 200	
Generic, Digital	100%	,· •		2023	\$139,000	1-3	\$7,300	
			Extent : Moderate, 2	area Affe	естеа : 100%			
		_	out The Building		1 D 11 G 6			
	Explanat	ion : Strob	e Lights, Alarm Be	us, Man	ual Pull Stations, S	moke De	etectors And Horns	

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
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 : 3	Severe, Area Affected	: 100%			
	Location : Boiler Room					
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 1 Old Unit 2	And 1 Abandoned Un	it.			
Distribution						
Steam Piping/Pump	100%	2028	\$55,600			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2386

Mechanical	Current Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	90%	2026	\$60,600	1	\$3,400	
Fan Coil Unit/Heat	10%	2023	\$18,800	1	\$400	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	5%	2023	\$1,300	1		
No Component	95%					
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2028	\$18,700	1		
Galvanized Steel	80%	2026	\$44,100	1		
Water Heater						
Under Construction	100%					
	Other Observation, Extent : Location : Basement	Light, Area Affected	: 0%			
	Explanation : The Unit Has	Been Removed				
Sanitary Piping						
Cast Iron	100% Now	\$9,200 LIFE	* *	1		
	Blockage /Clogged, Extent:	Moderate, Area Affe	ected : 5%			
	Location: Basement					
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : S Location : Throughout	evere, Area Affected	l : 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$217,100	
Interior Architecture	\$124,200	
Electrical		\$35,600
Mechanical	\$102,600	
Site Enclosure	\$37,300	\$62,100
Total	\$481,100	\$97,700
Importance Code A	\$217,100	
Importance Code B	\$226,700	\$35,600
Importance Code C	\$37,300	\$62,100
Total	\$481,100	\$97,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$153,200	\$300	\$55,000	\$1,100
Importance Code A	\$54,600	\$100	\$6,700	\$100
Importance Code B	\$66,500	\$200	\$48,300	\$1,000
Importance Code C	\$32,100			
Total	\$153,200	\$300	\$55,000	\$1,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

rchitecture	Current Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls				_		
Wood	100% Now \$104,100 Deteriorated Finish, Extent: Moderate, Location: Throughout			5	\$17,200	
	Dry Rot/Decay, Extent : Moderate, Area Location : Throughout	a Affecte	d : 20%			
	Paint Peeling, Extent : Moderate, Area Location : Throughout	Affected	: 30%			
Windows						
Wood	100% Now \$22,100 Air Infiltration, Extent: Severe, Area A, Location: Throughout Broken/Missing Elements, Extent: Mod Location: Throughout	,		5	\$2,600	
	Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	ate, Area	Affected: 30%			
	Glazing Broken/Cracked, Extent: Mode Location: Various Locations Through		ea Affected : 30%			
Parapets Wood Cornice	100%	2038	* *	5-10	\$15,000	
Roof					4-2,000	
Copper/Terne	20% Now \$8,500 Gut/DS Non Func/Miss, Extent: Moder Location: Low Roof Seams Open/Split, Extent: Moderate, A Location: Low Roof					
Wood Shingles	80% 0-2 \$113,000 Broken/Missing Elements, Extent : Seve Location : Throughout	2043 re, Area	* * Affected : 50%			1
ovion	Dry Rot/Decay, Extent : Severe, Area A Location : Throughout	ffected :	50%			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

rchitecture	Current Repair Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years) FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors	444 000 400	*** ***		00.400	
Carpet	35% Now \$22,800 2030 Punct/Tear/Impact Damage, Extent: Severe, Are Location: Throughout Staining/Discoloring, Extent: Severe, Area Affect Location: Throughout		3	\$2,400	
	Wrinkling, Extent : Severe, Area Affected : 45% Location : Throughout				
	Other Observation, Extent : Moderate, Area Affe Location : Throughout Explanation : Building Is No Longer In Use	ected : 100%			
Ceramic Tile	5% Now \$4,900 2043 Broken/Missing Elements, Extent: Severe, Area Location: Throughout	* * Affected : 100%	5	\$100	
Quarry Tile	10% Now \$5,900 2041 Broken/Missing Elements, Extent : Severe, Area Location : Old Kitchen	* * Affected : 100%	5	\$300	
Wood	50% Now \$84,000 2068 Deteriorated Finish, Extent: Moderate, Area Afj Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affect		5	\$2,100	
	Location : Second Floor Punct/Tear/Impact Damage, Extent : Severe, Are Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected Location : Throughout				
Interior Walls					
Plaster	95% Now \$20,900 LIFE Paint Peeling, Extent: Moderate, Area Affected Location: Throughout		5	\$1,100	
	Punct/Tear/Impact Damage, Extent : Severe, Are Location : Throughout	ea Affected : 40%			
	Worn/Eroded, Extent : Severe, Area Affected : 10 Location : Throughout	00%			
Wood	5% Now \$3,100 LIFE Punct/Tear/Impact Damage, Extent: Severe, Are Location: Throughout Worn/Eroded, Extent: Severe, Area Affected: 10 Location: Throughout		5	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Architecture	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated C (Yrs)	Cost Priority						
Interior										
Ceilings										
Plaster	100% Now \$40,100	LIFE **	5 \$2,8	00						
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout									
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%									
	Location : Throughout									
	Staining/Discoloring, Extent: Moderate	e, Area Affected : 40%								
	Location : Throughout									
Site Enclosure										
Fence/Gates										
Wood	100% 2-4 \$37,300	2029 \$62,100								
	Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
	Location : Perimeter Of Site									
Site Pavements										
On-Site Walkways										
Pavers/Stone	100% 4+ \$8,100	2037 **								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30% Location : Various									
	Vegetation Growth, Extent: Moderate,	Area Affected : 10%								
	Location : Various	лгеи лујестеи . 10/0								

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100% 2-4	\$1,700	2058	* *	5		
	Other Observation, E.	xtent : Moderate, 2	Area Affe	cted : 100%			
	Location: Basemen	t					
	Explanation: Main	Service Disconnec	t Switch	Rated At 600 Amp	eres. On	Extended Life	
Raceway							
Conduit	100%		2028	\$35,600	1		
Panelboards							
Fused Disc Sw	10%		2027	\$1,700	5		
Molded Case Bkrs	90%		2027	\$15,300	5	\$100	
Wiring							
Thermoplastic	100%		2028	\$31,500	1		
Ground							
Grounding Devices							
Generic	100% 2-4	\$10,800	LIFE	* *	5		
	Other Observation, E.	xtent : Moderate, 2	Area Affe	cted : 100%			
	Location: Basemen	t					
	Explanation: Corre	oded					
Lighting							
Interior Lighting							
Incandescent	100%		2023	\$31,000	2	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Mechanical	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source Natural Gas	100%			2028	\$300	1			
Conversion Equipment Hot Water Boiler	Abandoned Location	: Basemen	\$22,400 Extent : Severe, An t extent : Light, Area			1	\$1,200		
	Location	: Basemen ion : 1 Uni	t						
Terminal Devices Air Handler	100% Not in Ser	Now	\$40,800 t : Severe, Area Afj	2038 fected : 1	**	1	\$1,500		
Air Conditioning									
Energy Source Electricity	100%			2027	\$8,800	1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	Now	\$61,700	2033	* *	2	\$100		
Training Cooming	-	_	ent : Severe, Area ned Unit. Basemer		: 100%				
Heat Rejection Air Cooled Condenser Unit	100%			2023	\$5,900	2	\$1,900		
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,500		
Exhaust Fans									
Interior Roof	70% 30%			2023 2023	\$7,200 \$1,400	2 2	\$100		
Plumbing	3070			2023	\$1,400				
H/C Water Piping Brass/Copper	100%			2028	\$21,600	1			
Water Heater					+,				
Gas Fired	Not in Ser	Now vice, Extent : Basemen	\$400 t : Severe, Area Aff t	2023 fected : 1	\$1,800	2			
Sanitary Piping Cast Iron	Corroded, Location On Extend	: Through	tent : Severe, Area		**	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Mechanical	Cı	ırrent Repair	Futu	Future Replacement		Maintenance	
System Component Type		il Date Estimated C Tears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
Sump Pump(s)							
Submersible	100% N	low \$10	00 2023	\$100	4	\$100	
	Obsolete Equi	pment, Extent : Sever	e, Area Affe	cted : 100%			
	Location : Be	asement					
Fixtures							
Generic	100%						
	Obsolete Fixtu	ıres, Extent : Severe, .	Area Affecte	d : 100%			
	Location : Ti	hroughout					

Maintenance \$ are aggregated over a ten-year 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 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	
Total	\$91,200	
Importance Code A	\$91,200	
Total	\$91,200	

Total	\$99,800	\$300	\$20,000	\$1,700
Importance Code C	\$5,900			
Importance Code B	\$19,100	\$200	\$19,800	\$1,600
Importance Code A	\$74,900	\$200	\$200	\$200
Total	\$99,800	\$300	\$20,000	\$1,700
Site Pavements	\$5,700			
Site Enclosure	\$3,000			
Mechanical	\$1,200	\$300	\$400	\$300
Electrical	\$15,000		\$15,900	
Interior Architecture	\$400		\$3,700	\$1,400
Exterior Architecture	\$74,700			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Architecture	Current Repair Future Replacemen		re Replacement	ent Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.70/		440.400			_	044.600	
Masonry: Brick		0-2 Miss/Erod : Through	\$18,300 l, Extent : Moderat out	LIFE te, Area	* * Affected : 10%	5	\$11,600	
Masonry: Fieldstone	5%			LIFE	* *	5	\$500	
Wood	Deteriorate Location Split/Crack	: South Fa	: Moderate, Area	-		5	\$3,400	
Windows								
Wood	Location Deteriorate Location Thermally Location Split/Crack	tion, Exten : Through ed Finish, : Through Inefficient, : Through	Extent : Moderate, out Extent : Moderate out : Moderate, Area	Area Af	fected : 50%	5	\$11,600	
Parapets								
Wood Cornice	Location Split/Crack	ing, Extent : Through	: Moderate, Area			5	\$5,600	
Roof								
Metal Panel	Gut/DS No Location	: Porch etration, E.	\$2,600 iss, Extent : Moderate, A					
Slate	90% Broken/Mi. Location Water Pen	Now ssing Elem : Main Ro etration, E.	\$23,600 ents, Extent : Mod of xtent : Moderate, A ll Of Second Floor	Area Affe				
nterior								
Floors								
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	50/			2021	* *	-	#200	
Ceramic Tile	5%			2031	* *	5	\$300	
Masonry: Brick	10%			LIFE	* *	-	¢1.500	
Plaster Wood	75%			LIFE	* *	5	\$1,500	
Ceilings	10%			LIFE		5	\$2,700	
AcousTileConcealSpLn	10%			2033	* *	5	\$700	
Plaster	85%			LIFE	* *	5	\$2,800	
Taster		Crumhlino	Extent : Light, Are		ed · 5%	3	\$2,800	
	_	_	Floor Office East W		. 570			
	Water Pen	etration, E	xtent : Light, Area Floor Office East W	Affected	: 5%			
Wood	5%			LIFE	* *	5	\$2,300	
Site Enclosure								
Retaining Walls								
Masonry: Brick	5%		\$300	2038	* *			
		issing Elem : Rear Of	ents, Extent : Mod Building	erate, Ar	ea Affected : 10%			
Masonry: Fieldstone	95%	4+	\$2,700	2038	* *			
•	Jnt Morta	Miss/Eroc	d, Extent : Severe, 2	Area Affe	ected : 20%			
	Location	: Front Er	ntrance					
Site Pavements On-Site Walkways								
Pavers/Stone	100%	Now	\$5,700	2031	* *			
		issing Elem : Various	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Jnt Morta		d, Extent : Moderai	te, Area 2	Affected : 20%			

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Jnder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2028 \$1,500	5					
	Other Observation, Extent: Moderate, A	Area Affected : 100%						
	Location : Basement							
	Explanation: Main Service Disconnec	et Switch Rated At 100 Amp	peres					
Raceway								
Conduit	80%	2028 \$3,100	1					
Under Construction	20%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type		Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Toggle Switch	10%	2-4	\$800	2053	* *	5		
	-	quipment, E Basement	Extent : Moderate,	, Area A <u>j</u>	fected : 10%			
	On Extende	d Life, Exte	ent : Moderate, Ai	rea Affec	eted : 100%			
	Location:	Throughou	ut					
Molded Case Bkrs	70%			2027	\$5,500	5	\$100	
Under Construction	20%							
Wiring								
Braided Cloth	50%	2-4	\$4,300	2053	* *	1		
		lged, Exten Throughou	t : Moderate, Are ut	a Affecte	ed : 100%			
Thermoplastic	30%			2028	\$2,600	1		
Under Construction	20%							
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	* *	5	\$100	
			tent : Moderate, 2	Area Affe	ected : 100%			
	Location :	Basement						
	Explanatio	on : Corroa	led					
Lighting								
Interior Lighting								
Fluorescent	40%			2023	\$3,200	10	\$1,300	
		And Fixtu Basement	res, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
Incandescent	60%			2023	\$11,400	2		

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,700	
	Other Observation, Extent : Light,	Area Affected: 10	0%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2027	\$5,300	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2026	\$18,300	1	\$1,100	
Air Conditioning				•		•
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%						

Maintenance \$ are aggregated over a ten-year 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

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				
Total	\$4,300		\$12,200	
Importance Code A	\$4,300		\$10,000	
Importance Code B	•		\$2,200	
Importance Code C				
Total	\$4,300		\$12,200	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset #: 14347

Architecture	Current	Repair	Future Replacement		M	aintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Concrete Masonry Unit			IFE	* *	5	\$600		
Wood	80%		2033	* *	5	\$20,000		
	•	nt : Light, Area Affected Locations Throughou		6				
Windows								
Wood	Location : Through Broken/Missing Elen Location : Various Glazing Broken/Cra Location : Through	nt : Moderate, Area Aj hout nents, Extent : Modera Locations Throughou cked, Extent : Modera	te, Are t te, Are	ea Affected : 15% a Affected : 30%	5	\$1,500		
	Location : Exterior		естеи .	30/0				
Roof		1.4						
Asphalt Shingle	100%	2	2031	* *	10	\$500		
Interior								
Floors								
Cast in Place Concrete	20%	I	IFE	* *	5	\$1,300		
Wood	80%	2	2043	* *	5	\$4,300		
Interior Walls								
Gypsum Board	90%	I	IFE	* *	5	\$600		
Plaster	10%	I	IFE	* *	5			
Ceilings								
Gypsum Board	90%	I	IFE	* *	5	\$3,300		
Plaster	10%	I	IFE	* *	5	\$200		

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Molded Case Bkrs	50%	2058 **	5	
	Recent Installation, Extent: Light,	Area Affected : 100%		
	Location: Basement			
Under Construction	50%			
Transformers				
Under Construction	100%			
Switchgear / Switchboard				
Under Construction	100%			
Raceway				
Conduit	50%	2058 **	1	
	Recent Installation, Extent: Light,	Area Affected : 100%		
	Location: Basement			
Under Construction	50%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset #: 14347

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	20%	2053	* *	5		
	Recent Installation, Extent: Location: Basement	Light, Area Affected	! : 100%			
Under Construction	80%					
Wiring						
Thermoplastic	50%	2058	* *	1		
	Recent Installation, Extent: Location: Basement	Light, Area Affected	! : 100%			
Under Construction	50%					
Ground						
Grounding Devices						
Under Construction	100%					
Lighting						
Interior Lighting						
Fluorescent	50%	2038	* *	10	\$600	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: Recently Ins	talled; T8 Lamps				
Under Construction	50%					
Alarm						_
Fire/Smoke Detection						
Under Construction	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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
Total	\$32,200	\$300	\$35,800	\$19,900
Importance Code A	\$3,500	\$200	\$35,500	\$19,900
Importance Code B	\$24,700		\$400	\$100
Importance Code C	\$3,900			
Total	\$32,200	\$300	\$35,800	\$19,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Asset #: 2385

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	250/ 27	#2.2 00			_	01 000	
Masonry: Brick	Location : Thro	Erod, Extent : Moderau ughout Moderate, Area Affect			5	\$1,800	
Wood	75%		2033	* *	5	\$27,700	
Windows							
Wood	Location : Vario Glazing Broken/C	\$200 sh, Extent : Moderate, ous Locations Through Tracked, Extent : Mode ous Locations Through	out erate, Are		5	\$400	
Roof							
Copper/Terne	90%		2043	* *	10	\$21,400	
Wood Shingles	10%		2024	\$19,300	10	\$300	
nterior							
Floors Vinyl Tile	5% Now	\$2,500	2038	* *	3	\$100	
	Location : Bases	ing, Extent : Moderate					
Wood	95% 0-2 Deteriorated Finite Location: Stairs	\$18,200 sh, Extent : Moderate, s To Basement	2043 Area Aff	* * Sected : 20%	5	\$4,600	
Interior Walls							
Plaster	75% Now Cracking/Crumbl Location : Thro	ing, Extent : Light, Are	LIFE ea Affecte	* * ed : 20%	5	\$1,300	
Wood	25%		LIFE	* *	5	\$5,700	
Ceilings							
Exposed Struc: Wood	25%		LIFE	* *			
Plaster	75% Now Cracking/Crumbl Location : Secon	ing, Extent : Moderate	LIFE , Area A <u>j</u>	* * Gected : 15%	5	\$1,700	
	Paint Peeling, Ex. Location : Secon	tent : Moderate, Area . nd Floor	Affected .	: 10%			
ite Enclosure Retaining Walls	1000/		2029	* *			
Masonry: Fieldstone ite Pavements	100%		2038				
On-Site Walkways Pavers/Stone	100%		2031	* *			
1 avers/ Stolle	100/0		2031				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Asset #: 2385

Electrical	Current Re	epair Futu	re Replacement	M	aintenance	nce	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	50%	2038	* *	5	\$100		
	Other Observation, Ex	tent : Moderate, Area Aff	ected : 100%				
	Location: Basement						
	Explanation : Main S	Service Disconnect Switch	Rated At 100 Amp	eres			
Under Construction	50%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	80%	2038	* *	1			
Under Construction	20%						
Panelboards							
Fused Disc Sw	5%	2036	* *	5			
Molded Case Bkrs	65%	2036	* *	5	\$100		
Under Construction	30%						
Wiring							
Thermoplastic	70%	2038	* *	1			
Under Construction	30%						
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting							
Incandescent	100%	2028	\$28,400	2	\$100		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	100%	2033	* *	1	\$2,400	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,700	
Plumbing						
H/C Water Piping						
Galvanized Steel	10%	2026	\$2,200	1		
No Component	90%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$191,400	
Interior Architecture	\$110,600	
Electrical	\$55,600	
Mechanical		\$42,400
Site Enclosure		\$111,500
Total	\$357,500	\$153,800
Importance Code A	\$191,400	
Importance Code B	\$166,200	\$42,400
Importance Code C		\$111,500
Total	\$357,500	\$153,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$121,900	\$1,000	\$10,400	\$1,300
Importance Code A	\$48,600	\$700	\$800	\$700
Importance Code B	\$40,400	\$200	\$9,600	\$500
Importance Code C	\$32,800			
Total	\$121,900	\$1,000	\$10,400	\$1,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

chitecture	Current R	epair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	70% Now	\$142,100	LIFE	* *	5	\$13,800	
	Jnt Mortar Miss/Erod,			ffected : 30%			
	Location : Various L	-					
	Paint Peeling, Extent .			15%			
	Location : Various L	-					
	Spalling, Extent : Moa						
	Location : Various L	ocations Through	iout				
Masonry: Brick	5% Now	\$6,800	LIFE	* *	5	\$1,000	
	Jnt Mortar Miss/Erod,	Extent : Modera	te, Area A	ffected : 25%			
	Location : Chimney .	And Throughout					
	Water Penetration, Ex	tent : Light, Area	Affected .	10%			
	Location: Chimney						
	Worn/Eroded, Extent :	Moderate, Area	Affected :	25%			
	Location: Chimney.	And Throughout					
Masonry: Brownstone	20% Now	\$42,500	LIFE	* *	5	\$3,000	
•	Cracking/Crumbling,	Extent : Moderate	e, Area Afj	fected : 5%			
	Location : North Fac	cade					
	Jnt Mortar Miss/Erod,	Extent : Modera	te, Area A	ffected : 25%			
	Location : North Fac	cade					
	Other Observation, Ex	tent : Moderate, .	Area Affe	cted : 20%			
	Location : Front Ele	vation					
	Explanation: Peelin	g Paint					
Wood	5% Now	\$7,500	2033	* *	5	\$2,500	
	Deteriorated Finish, E Location: Various L			ected : 20%			
Windows	Eccution : 7 artous E						
Wood	100% Now	\$11,600	2036	* *	5	\$6,800	
Wood	Deteriorated Finish, E			ected : 30%	3	ψ0,000	
	Location : Frames	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,				
	Glazing Broken/Crack	ed. Extent : Mode	erate. Are	a Affected : 10%			
	Location : Various L			33			
	Split/Cracked, Extent .			15%			
	Location : Frames		55				
Parapets							
Wood Cornice	100% Now	\$21,300	2038	* *	5	\$10,500	
	Paint Peeling, Extent .	Moderate, Area	Affected :	25%			
	Location : Througho	ut					
	Split/Cracked, Extent .	: Moderate, Area	Affected :	15%			
	Location : Througho	ut					
Roof							
Copper/Terne	100% Now	\$7,500	2043	* *			
	Water Penetration, Ex			eted : 15%			
	Location : Over Mai	n Hall On Second	l Floor				
Soffits							
Wood	100%		2041	* *	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Architecture	Current Repair Future Replacement					M	laintenance	
System Component Type		il Date E Years)	stimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	5 0/	4.	Φ= 000	2020	Φ= 004		4000	
Carpet	Staining/Disc Location : T	hroughout , Extent : N	Ioderate, Area			3	\$800	
	Wrinkling, Ex Location : T	_	t, Area Affected	: 15%				
Cast in Place Concrete	5%			LIFE	* *	· 5	\$1,200	
Wood	90% Staining/Disc Location : F Worn/Eroded	First And So , Extent : N	\$110,600 stent : Moderate econd Floor Pu Moderate, Area econd Floor Pu	2043 e, Area A blic Spac Affected	e : 30%		\$9,200	
Interior Walls								
Plaster	_		ight, Area Affec cations Through		* *	5	\$2,200	
Ceilings								
Plaster	Location : S Water Penetr	mbling, Ex econd Floo ation, Exte	\$16,300 tent : Moderate or Court Room, nt : Moderate, A or Main Hall	Basemer	ıt	5	\$6,800	
Site Enclosure								
Fence/Gates								
Iron Picket		_	\$100 nt : Moderate, 2	2048 Area Affe	* * cted : 10%	•		
Wood	95%			2026	\$111,500)		
Free Standing Walls Masonry: Brick	Broken/Missi Location : F	Rear Of Bui iss/Erod, E	\$27,100 s, Extent : Seve ilding ixtent : Severe, .			•		
Retaining Walls								
Masonry: Fieldstone	Location : F Other Observ Location : M	Front Of Bi ation, Exte Iain Entra	nt : Severe, Are nce	a Affecte	d : 20%			
	Explanation	: Granite	Retaining At M	ain Entra	ınce. Joints Faili	ng. Need I	Pointing	

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements On-Site Walkways								
Cast in Place Concrete	10%			2041	* *			
Masonry: Granite	10%	4+	\$500	LIFE	* *			
	Jnt Mortar M Location :		Extent : Severe, trance	Area Affe	ected : 20%			
Pavers/Stone	80%	Now	\$3,000	2041	* *			
	Broken/Miss Location:	0	ents, Extent : Seve	ere, Area	Affected : 10%			
	Jnt Mortar M Location :		Extent : Severe,	Area Affe	ected : 80%			
	Loose/Delan Location:		Extent : Severe, 1	Area Affe	cted : 50%			
Parking/Driveway								
Asphalt	100%	4+	\$2,200	2031	* *			
	Cracking/Cr	rumbling,	Extent : Moderate	e, Area Ą	ffected : 20%			
	Location:	Parking I	n Rear					

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	50%		2048	* *	5	\$100	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location: Baser	nent					
	Explanation: M	ain Service Disconnec	t Switch	Rated At 100 Amp	eres.		
Under Construction	50%						
Transformers							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	80%		2028	\$7,700	1		
Under Construction	20%						
Panelboards							
Fused Toggle Switch	30% 2-4	\$5,100	2053	* *	5		
	On Extended Life,	Extent: Moderate, An	ea Affec	ted : 100%			
	Location: 1st Fi	loor					
Molded Case Bkrs	50%		2050	* *	5	\$100	
Under Construction	20%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Electrical	С	Current Repair Future Replacement		M			
System Component Type		nil Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth		2-4 \$7,300		* *	1		
	Insulation Ag Location : T	ed, Extent : Moderate, A Throughout	rea Affecte	ed : 100%			
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	
	Compact Fluo	orescent Light, Extent : I	Moderate, 1	Area Affected : 100	0%		
	Location : B	Basement					
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	
	Other Observ	ation, Extent : Moderate	, Area Affe	ected : 100%			
	Location : R	Roof					
	Explanation	: Copper					

Mechanical	Current Repai	r Future	Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Steam Boiler	100%	2041	* *	1	\$7,400	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement Boi	ler Room				
	Explanation: 1 Unit					
Distribution	-					
Steam Piping/Pump	100%	2038	* *			
Terminal Devices						
Convector/Radiator	100% Now	\$800 2026	\$42,400	1	\$2,200	
	Leak Evident, Extent : Mod	derate, Area Affected :	5%			
	Location: 2 Valves. 1st 2	And 2nd Floor				

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Mechanical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2023	\$1,600	1		
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2026	\$34,700	1		
Water Heater							
Gas Fired	100%		2023	\$4,800	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2021	\$300	4	\$200	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$210,800	
Total	\$210,800	
Importance Code B	\$135,900	
Importance Code C	\$74,900	
Total	\$210,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,200		\$9,200	
Interior Architecture	\$19,100			
Total	\$25,400		\$9,200	
Importance Code A	\$6,200		\$9,200	
Importance Code B	\$19,100			
Importance Code C				
Total	\$25,400		\$9,200	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1598

Architecture	rchitecture Current Repair		air	Future Replacement			Maintenance		
System Component Type		ail Date Es Years)	timated 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		2-4	\$3,100	2053	* *	5	\$400		
	-		Moderate, Ared	ı Affected	d : 20%				
	Location:	_							
			Extent : Modero	ate, Area	Affected: 30%				
	Location:	_							
			ent : Moderate,	Area Afj	fected : 30%				
	Location : '	Throughout							
Roof									
Wood Shingles	100%			2031	* *	10	\$3,200		
nterior									
Floors	4000/		***	20-6	ala ala	_	A.		
Wood	100%		\$95,800	2056	**	5	\$4,800		
	Deteriorated Finish, Extent: Moderate, Area Affected: 70%								
	Location: Throughout								
	Location: Throughout								
	Location: Throughout								
	Split/Cracked, Extent : Severe, Area Affected : 40% Location : Throughout								
		_	. 16 1	1 100	. 1 1000/				
			it : Moderate, .	area А <u></u> ЈЈе	ectea : 100%				
	Location:	_	T TT						
T	Ехріапаної	ı : No Longe	er in Use						
Interior Walls	750/	NT	¢20,000	LIEE	* *	5	¢1 200		
Plaster	75%]		\$38,900 Frant: Save	LIFE	Affected : 100%	5	\$1,300		
	Location:	-	i, Exieni . Seve	re, Area	Ајјестей . 100/6				
		0	ent : Severe, A	raa Affa	etad : 100%				
	Location : '	-	eni . severe, A	геи Ајјес	леа . 10070				
*** 1	-		#2 (000	T.TDD	ale ale		Φ.σ. σ.ο.		
Wood	25%		\$36,000	LIFE	**	5	\$5,700		
	Broken/Missing Elements, Extent: Severe, Area Affected: 70%								
	Location: Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 70% Location : Throughout								
		0	,		00/				
	-		evere, Area Aff	ected: 4	0%				
	Location:	Ihroughout							

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	pair	Futui	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
Exposed Struc: Wood	25%	Now	\$19,100	LIFE	* *				
_	Insect/Bird Damage, Extent : Moderate, Area Affected : 30% Location : Basement								
	Split/Craci	ked, Extent : I	Moderate, Area	Affected	: 40%				
	Location	: Attic							
Plaster	75%	Now	\$40,000	LIFE	* *	5	\$1,700		
	Broken/Mi	ssing Elemen	ts, Extent : Seve	re, Area	Affected: 80%				
	Location: Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 70%								
	Location	: Throughou	t						

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$148,500	
Interior Architecture	\$66,100	
Total	\$214,600	
Importance Code A	\$148,500	
Importance Code B	\$66,100	
Total	\$214.600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,000			
Interior Architecture				
Electrical				
Mechanical	\$6,600	\$200	\$400	\$200
Total	\$14,600	\$200	\$400	\$200
Importance Code A	\$14,400	\$100	\$100	\$200
Importance Code B	\$200	\$100	\$300	\$100
Importance Code C				
Total	\$14,600	\$200	\$400	\$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.

Asset #: 1595

Architecture	Current Repair	Future Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls								
Masonry: Brick	3% Now \$2,200 <i>Int Mortar Miss/Erod, Extent : Modera</i>	LIFE **	5	\$200				
	Location : Chimney	, . ,						
	Water Penetration, Extent : Moderate,	Area Affected : 15%						
	Location : Chimney							
Masonry: Fieldstone	10%	LIFE **	5	\$500				
Wood	87% Now \$46,000	2033 **	5	\$15,200				
	Dry Rot/Decay, Extent: Moderate, Are	a Affected : 10%						
	Location : Throughout							
	Paint Peeling, Extent : Moderate, Area	**						
XX7' 1	Location : Various Locations Through	hout						
Windows Wood	100% 2-4 \$5,900	2053 **	5	\$700				
Wood	Deteriorated Finish, Extent : Moderate		3	\$700				
	Location: Throughout	, 111 ca 1133 cerea : 7 c 7 c						
	Split/Cracked, Extent : Moderate, Area	Affected: 60%						
	Location : Throughout							
Roof								
Wood Shingles	100% Now \$102,500	2037 **						
	Broken/Missing Elements, Extent: Mod	derate, Area Affected : 20%						
	Location: Throughout	100						
	Water Penetration, Extent : Light, Area Location : Throughout	i Affected : 40%						
Interior								
Floors								
Wood	100% Now \$66,100	2043 **	5	\$3,300				
	Deflection Evident, Extent : Moderate,	Area Affected : 40%						
	Location: Second Floor							
	Split/Cracked, Extent : Moderate, Area	Affected: 50%						
	Location: Throughout	A Affired J. 1000/						
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Second Floor							
	Explanation: Second Floor Is Saggin	ng And Is No Longer In Use	For Pub	lic Tours				
Interior Walls	Espiration : Second 1 tool 15 Suggitt	S I I I I I I I I I I I I I I I I I I I	1 01 1 HUI	IOMB.				
Masonry: Brick	3%	LIFE **						
Plaster	27%	LIFE **	5	\$300				
Wood	70%	LIFE **	5	\$11,900				
Ceilings								
Exposed Struc: Wood	100%	LIFE **						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1595

Electrical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$100	
	Other Observation, Extent : Light, A	Irea Affected : 100%	6			
	Location: Basement					
	Explanation : No Available Namer	olate Rating Capaci	ity			
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Molded Case Bkrs	100%	2050	* *	5	\$100	
Wiring						
Thermoplastic	100%	2054	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$2,300	
	Compact Fluorescent Light, Extent :	: Light, Area Affecte	ed : 100%			
	Location : Throughout The Buildin	ıg				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment	•			•				
Furnace	100%	Now	\$6,400	2038	* *	1	\$1,100	
	Not in Serv	rice, Extent	t : Severe, Area Afj	fected : 1	00%			
	Location	: Basemen	t - Destroyed By H	Iurricane	Sandy Flooding			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Terminal Devices								
Convector/Radiator	100%			2026	\$14,500	1	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2054	* *	1		
No Component	90%							
Sump Pump(s)								
Submersible	100%			2021	\$100	4	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$398,500	\$196,200
Interior Architecture	\$123,800	\$98,200
Electrical	\$123,400	\$201,700
Total	\$645,700	\$496,100
Importance Code A	\$398,500	\$196,200
Importance Code B	\$247,200	\$299,900
Total	\$645,700	\$496,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$348,400	\$35,100	\$27,400	\$110,100
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
Total	\$348,400	\$35,100	\$27,400	\$110,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture	Current Repair	Future Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Exterior									
Exterior Walls									
Masonry: Brick	70%	LIFE **	5	\$60,900					
Masonry: Granite	2% 0-2 \$4,700 Jnt Mortar Miss/Erod, Extent : Light, A	LIFE **	5	\$1,300					
	Location: Throughout	rea Affectea . 1076							
Masonry: Limestone	25% 0-2 \$149,700	LIFE **	5	\$16,300					
Masonry. Entrestone	Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout		3	Ψ10,300					
Metal Panel	3%	2049 **	5-10	\$18,000					
Windows	570	2017	2 10	Ψ10,000					
Metal Clad	25% 2-4 \$13,500	2028 \$135,300	5	\$7,200					
	Ctrwt/Balnc Not Funct, Extent: Moder	ate, Area Affected : 20%							
	Location : Throughout								
	Deteriorated Finish, Extent : Light, Are	ea Affected : 100%							
	Location: Throughout	1000/							
	Other Observation, Extent : Light, Area Location : West Side	a Affected: 100%							
	Explanation: Windows Boarded Up I	Dua To Naw Construction N	art Door						
Steel	35% 0-2 \$190,300	2054 **	<u>5</u>	\$20,100					
Steel	Corrosion/Rusting, Extent : Light, Area	2034	3	\$20,100					
	Location: Throughout	Angeorea : 3370							
	Thermally Inefficient, Extent: Moderate, Area Affected: 100%								
	Location: Throughout								
	Caulking Deteriorated, Extent: Modera	ate, Area Affected : 20%							
	Location: Throughout								
	Unit Inoperable, Extent : Moderate, Ar	ea Affected : 30%							
	Location : Throughout								
Wood	40% Now \$58,400	2037 **	5	\$18,300					
	Broken/Missing Elements, Extent: Mod	lerate, Area Affected : 5%							
	Location: First Floor								
	Ctrwt/Balnc Not Funct, Extent: Moder	ate, Area Affected : 5%							
	Location: Throughout Basement	100 / 1 1000/							
	Deteriorated Finish, Extent : Light, Are Location : North Facade	га Ајјества : 100%							
	Thermally Inefficient, Extent: Moderat	a Area Affected : 75%							
	Location : North Facade	е, ліви Лувсіви . 15/0							
	Split/Cracked, Extent: Moderate, Area	Affected: 50%							
	Location: North Facade	JJ / V							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture	Current Re	Current Repair			M		
ystem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets							
Masonry: Brick	60% 2-4 Cracking/Crumbling, E Location : Throughou	ut			5	\$2,700	
	Jnt Mortar Miss/Erod, Location : Throughou	-	rea Affec	ted : 10%			
Masonry: Limestone	20% Now Cracking/Crumbling, E Location: North Fac		LIFE , Area A <u>j</u>	* * fected : 10%	5	\$1,100	
	Jnt Mortar Miss/Erod, Location : Throughou		e, Area A	Affected : 10%			
	Vertical Cracks, Extend Location : North Fac		a Affecte	d : 10%			
Metal Rail	20% Deteriorated Finish, E. Location: 4th Floor	0	2042 a Affected	* * d : 25%	5-10	\$16,400	
Roof							
Modified Bitumen	95% Other Observation, Ext Location: Lower Roc Explanation: Protect	of			10 Door	\$22,100	
Skylight, Metal/Glass	5%		2049	**	10	\$3,900	
Soffits	J / 0		∠U + ₹		10	\$5,700	
Masonry: Limestone	100%		LIFE	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture	C	Current Repair Future Replacement					Maintenance		
System Component Type		ail Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors	•00/		DO 4 700		44.60.000		0.1 - - 0.0		
Carpet	Location: Staining/Disc Location:	mpact Dar Theater Ar coloring, E Throughou d, Extent:	nd Throughout Extent : Light, Ar ut Moderate, Area	ea Affect		3 %	\$17,500		
Cast in Place Concrete	5%] Cracking/Cru Location : I	umbling, E	\$6,900 Extent : Severe, A	LIFE rea Affec	* * ted : 10%	5	\$6,400		
Ceramic Tile	13% Cracking/Cracking Location:	umbling, E	\$3,300 Extent : Moderate r Hall	2032 c, Area Aj	* * ffected : 50%	5	\$3,800		
Mosaic Tile		umbling, E	\$9,900 Extent : Moderate y Lobby And Bas		* * fected : 10%	5	\$3,600		
Marble Panels	Location:	umbling, E Stair To Be Extent : S	evere, Area Affec			5	\$900		
Sheet Vinyl/Rubber Vinyl Tile	Location:	ing Elemei Basement l, Extent :	\$7,000 nts, Extent : Mod Moderate, Area		\$98,200 * * ea Affected : 10%	5 3	\$4,400 \$5,500		
Vinyl Tile 9" X 9"	5% Broken/Missa Location: Cracking/Crackion:	Now ing Elemen 3rd Floor umbling, E 3rd Floor d, Extent:	\$36,500 nts, Extent : Mod Extent : Moderate Moderate, Area	, Area Aj		3	\$1,100		
Wood	Deteriorated Location: Punct/Tear/I Location: Split/Cracked Location:	Throughou mpact Dan Throughou d, Extent : Throughou d, Extent :	nage, Extent : M it Moderate, Area it Moderate, Area	oderate, Affected	Area Affected : 159	5	\$10,900		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	5 0./	2.4	φ σ. 2 00	2020	ate ate	_	01.500	
Ceramic Tile		Crumbling,	\$5,300 Extent : Light, Are Throughout	2038 ea Affect	* * ed : 10%	5	\$1,700	
Gypsum Board	30%			LIFE	* *	5	\$12,200	
Metal Panel	5%			LIFE	* *			
Plaster		Now	\$34,000	LIFE	* *	5	\$11,200	
	-	-	Extent : Moderate ir Throughout	, Area A	ffected : 25%			
Plaster	5%			LIFE	* *	5	\$1,000	
Ceilings	2007			TIPP	* *	-	#21 000	
Gypsum Board	30%	3.7	Φ2 000	LIFE	* *	5	\$21,900	
Metal Panel	Corrosion	_	\$2,800 Extent : Moderate, A Throughout	LIFE Area Affe		5	\$3,600	
Plaster	Loose/Dell Location Paint Peel Location Water Pen	: At Stairs ling, Extent : At Stairs	: Moderate, Area extent : Moderate, A	Affected	: 10%	5	\$21,900	
Plaster	5%	. 17777 67 1 7		LIFE	* *	5	\$1,800	
Site Enclosure	370			DII E			Ψ1,000	
Fence/Gates								
Chain Link	Impact Da	-	\$700 ent : Moderate, Are rd At HVAC Unit	2049 ea Affecte	* * ed : 15%			
Iron Picket	25%			2049	* *			
		ed Finish, : Through	Extent : Light, Area out	a Affecte	d : 25%			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	_	4+ Crumbling, : Basemen	\$900 Extent : Light, Are at Access	2042 ea Affect	* * ed : 10%			
Pavers/Stone	Location Sinking/Su	: Through	xtent : Light, Area					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated 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	* *			
	_		tent : Moderate, At Basement Acc		fected : 10%			
	Ponding, I	Extent : Mode	rate, Area Affec	ed: 10%	6			
	Location	: West Side						
Metal	25%	0-2	\$16,700	2039	* *	1-3	\$17,300	
	Surface Wearing/Scaling, Extent: Moderate, Area Affected: 25%							
	Location	: Throughout	<u> </u>					

ectrical	Current Repair		Futur	Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts								
Service Equipment					_	****		
Fused Disc Sw	50%		2049	**	5	\$100		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room							
		ion : One 800 Ampere Main						
Fused Disc Sw	50%		2049	* *	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Electrical Room						
	Explanat	ion : Main Service Rated At	600 Ampe	eres				
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			
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location	: Upper Floor						
Molded Case Bkrs	55%		2037	* *	5	\$600		
Molded Case Bkrs	30%		2051	* *	5	\$300		
Wiring								
Braided Cloth	20%	2-4 \$6,300	2054	* *	1			
	Insulation .	Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%				
	Location	: Throughout The Building						
Thermoplastic	40%		2039	* *	1			
Thermoplastic	40%		2055	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Electrical	Cui	rrent Repair	Future Replacement Maintenance		aintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	50%		2034	* *	5	\$100	
Locally Mounted	50%		2046	* *	5	\$100	
Ground							
Grounding Devices	1000/			* *	_	Φ.60.0	
Generic	100%		LIFE	* *	5	\$600	
Lighting							
Interior Lighting	200/		2024	\$42,000	10	¢10.700	
Fluorescent	30%	tion, Extent : Light, Area	2024	\$43,000	10	\$10,700	
		d Floor And Basement	Ајјестей	. 10076			
Fluorescent	15%		2039	* *	10	\$5,400	
		escent Light, Extent : Lig roughout The Building	ght, Area	Affected: 100%			
Fluorescent	35%		2039	* *	10	\$12,500	
	-	Fixtures, Extent : Light, roughout The Building	Area Afj	fected : 35%			
Fluorescent	5%		2034	* *	10	\$1,800	
	T-9 Lamps And Location : Sta	Fixtures, Extent : Light, airway	Area Afj	fected : 5%			
Incandescent	15%		2024	\$80,400	2	\$100	
Egress Lighting							
Emergency, Battery	50%		2029	\$29,800	10	\$4,700	
Exit, Service	50%		2029	\$6,000	1		
Exterior Lighting							
HID	50%		2029	\$83,500	10	\$100	
Incandescent	50%		2029	\$70,900	2		
Alarm							
Security System	-00/						
No Component	70%		2020	440.40			
Generic	30%		2029	\$40,100	1	\$4,400	
Fire/Smoke Detection	5 00/						
No Component	70%		2024	ماد ماد	1.2	Ф 7.2 00	
Generic, Digital	30%		2034	* *	1-3	\$7,200	

Mechanical	Current R	epair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	• • • • •				
Natural Gas	100%	2049	* *	l		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location: Baseme	Extent : Light, Area ent as Fired Steam Boild		* * : 100%	1	\$38,600	
Distribution Central Plant Steam Piping/Pmp	100%		2049	* *	4	\$2,900	
Terminal Devices Air Handler Convector/Radiator	20% 80% Now Other Observation, Location : Throug Explanation : Stee		2037 2034 a Affecte	** ** d:80%	1	\$4,800 \$9,100	
Air Conditioning	Explanation . Siec	ım traps Fautty					
Energy Source Electricity	100%		2045	* *	1		
Conversion Equipment Exterior Pkg Unit -	50%		2037	* *	2	\$1,200	
Cooling Window/Wall Unit No Component	30% 20%		2024	\$25,900	1		
Terminal Devices Air Handler/Dir Expansion	20% 80%		2034	* *	1		
No Component Ventilation	80%						
Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$4,300	
Exhaust Fans Interior	20% Now Malfunctioning, Ext Location : First F		2029 ffected :	\$29,500 20%	2	\$200	
No Component	80%						
Plumbing H/C Water Piping Galvanized Steel	100%		2034	**	1		
Water Heater Gas Fired	100% Now Malfunctioning, Ext Location: Baseme		2029	\$25,300 100%	2	\$500	
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, Location : All Flo	\$30,300 Extent : Severe, Are ors Toilet Area	LIFE ea Affecte	* * cd : 100%	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset #: 3004

Mechanical	Current Repai	ir Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Freight From	Basement To 3rd Floor	, Passenger From	ı 1st To 3	5th Floor.	
	Explanation: Two Freig	ht And One Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$19,700	
Sprinkler						
Generic	100%	2049	* *	1-2	\$10,900	
Fire Pump						
Generic	100%	2038	* *	1	\$7,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total		\$310,200
Importance Code B		\$310,200
Total		\$310,200

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
Total	\$57,800	\$53,200	\$16,300	\$12,000
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			
Total	\$57,800	\$53,200	\$16,300	\$12,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		ervation, Extent : Moderate	e, Area Affe	cted : 100%			
		: Throughout					
	Explanai	ion : Stained Glass					
Roof							
Copper/Terne	5%		2057	* *	10	\$5,200	
Metal Panel	10%		2042	* *	10	\$7,600	
Slate	85%		LIFE	* *			
nterior							
Floors	4 = 0 /		• • • •	* 40 * * 00	_	010.000	
Carpet	15%		2028	\$105,700	3	\$10,900	
Cast in Place Concrete	5%		LIFE	**	5	\$5,300	
		ing, Extent : Light, Area Aj	ffected: 259	%			
		: Throughout Basement					
Ceramic Tile	5%		2038	* *	5	\$2,400	
Marble Panels	5%		LIFE	* *	5	\$1,800	
Sheet Vinyl/Rubber		Now \$16,400		* *	5	\$3,600	
		r/Impact Damage, Extent : : Basement	Moderate, .	Area Affected : 20	%		
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	
1 7		iscoloring, Extent : Light, .		ed : 5%		, ,	
		: Basement					
Exposed Struc: Steel	25%		LIFE	* *			
Gypsum Board	65%		LIFE	* *	5	\$39,500	
ite Enclosure	0370		LIIL			\$37,300	
Fence/Gates							
Iron Picket	100%		2064	* *			
non i leket	Deteriorat	ed Finish, Extent : Light, A : Throughout		d : 15%			
Retaining Walls		<u> </u>					
	100%		2049	* *			
Masonry: Brick Site Payements	100%		2049	* *			

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific 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

rchitecture	Current Rep	oair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Pavements							
Public Sidewalk							
Cast in Place Concrete	65% Now	\$12,900	2034	**			
	Cracking/Crumbling, Ex Location : Throughout		e, Area Aj	ffected : 10%			
	Misaligned/Bulging, Ext Location: Throughout		Area Aff	fected : 5%			
	Tripping Hazard, Extend Location : West Side	t : Moderate, Ar	ea Affect	ed : 5%			
Pavers/Stone	35% Now	\$7,300	2032	* *			
	Misaligned/Bulging, Ext Location : North Side	tent : Moderate,	Area Aff	fected : 10%			
	Sinking/Subsiding, Exter Location : North Side	nt : Moderate, A	lrea Affeo	cted : 10%			
On-Site Walkways	100/		2012	4.4			
Cast in Place Concrete	10%	#4.500	2042	* *			
Pavers/Stone	90% Now Jnt Mortar Miss/Erod, E Location: Main Entry		2032 te, Area A				
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Throughout						
	Sinking/Subsiding, Exter Location: Throughout		lrea Affeo	cted : 15%			
Parking/Driveway							
Asphalt	100%		2038	* *			

lectrical	Current Repair	Future Replacement	ment Maintenance			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055 **	* 5	\$100		
	Other Observation, Extent: Light, Are Location: Electrical Room Basement Explanation: One 2000 Ampere Mai	t				
Switchgear / Switchboard	*					
Fused Disc Sw	100%	2055 **	* 5	\$100		
Raceway						
Conduit	100%	2055 **	* 1			
Panelboards						
Fused Disc Sw	5%	2051 **	* 5			
Molded Case Bkrs	95%	2051 **	* 5	\$800		
Wiring						
Thermoplastic	100%	2055 **	* 1			
Motor Controllers						
Locally Mounted	100%	2046 **	* 5	\$200		

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting						
Fluorescent	70%	2037	* *	10	\$19,300	
	Other Observation, Extent: Light, As Location: Throughout The Building Explanation: T-8 Lamps		0%			
Fluorescent	5%	2037	* *	10	\$1,400	
	Compact Fluorescent Light, Extent: Location: 1st And 2nd Floor Lobby	0 00	cted : 100%			
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	

echanical	Current Repair	Future Repla	cement	М	aintenance		
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating							
Energy Source							
Natural Gas	100%	2055	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2049	* *	1	\$14,800		
	Recent Installation, Extent: Location: Boiler Room Other Observation, Extent: Location: Boiler Room Explanation: 1 Gas Fired	Light, Area Affected : 100%					
Distribution							
Hot Wtr Piping/Pump	100% Now	\$2,500 2045	* *	4	\$1,500		
	Malfunctioning, Extent : Sev Location : Pump In The Bo	. 50					
Terminal Devices							
Air Handler	80%	2037	* *	1	\$14,800		
Convector/Radiator	20%	2046	* *	1	\$1,900		

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Mechanical		Current Repair Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	\$270,700	1	\$13,900	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$2,200	
Pipe/Pump							
Terminal Devices						*	
Air Handler/Cool/Ht	100%		2034	* *	1	\$18,600	
Ventilation							
Distribution							
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$11,700	
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$5,000	
Exhaust Fans						****	
Interior	100%		2037	* *	2	\$900	
Plumbing							
H/C Water Piping	4000/		• • • • •	di di			
Brass/Copper	100%		2049	* *	1		
Water Heater						*	
Gas Fired	100%		2028	\$19,400	2	\$400	
Sanitary Piping				di di			
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%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			
		ervation, Extent : Light, Area		! : 100%			
		: Basement To The Third Flo	or				
	Explanai	ion: 1 Unit					
Fire Suppression							
Sprinkler	1000/		20.55	ala -l-	1.0	#O 400	
Generic	100%		2055	* *	1-2	\$8,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total		\$48,000
Importance Code A		\$48,000
Total		\$48,000

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
Total	\$61,700	\$47,800	\$1,100	\$800
Importance Code A	\$25,300	\$400	\$400	\$400
Importance Code B	\$35,900	\$47,400	\$700	\$400
Importance Code C	\$500	·		
Total	\$61,700	\$47,800	\$1,100	\$800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	85% Now	\$20,400	LIFE	* *	5	\$17,400	
	Staining/Discoloring		ea Affecte	ed : 15%			
	Location: Unders						
	Water Penetration,		1rea Affec	cted: 20%			
	Location : Founda						
Masonry: Brick	15% Now	\$3,900	LIFE	**	5	\$600	
	Jnt Mortar Miss/Ero						
		Talls Backing Up To					
	Misaligned/Bulging, Location: Rear W		Area Ajje	ectea : 15%			
	Water Penetration,		lrag Affa	stad : 20%			
		alls At Planters And					
Windows	Boomon : Item //		11100110111				
Aluminum	100%		2026	\$48,000	5	\$1,100	
Roof				· · · · · · · · · · · · · · · · · · ·		. ,	
Cast in Place Concrete	50%		LIFE	* *			
	Recent Repair Evide	-	rea Affec	ted : 100%			
	Location : Structu	ral Repair To Ribs					
Single Ply Membrane	50%		2035	* *	10	\$900	
	Recent Installation,	_					
	Location : Kemper	System Applied To	Lower Ro	oof Enclosing Prog	grammat	ic Ammenities	
Interior							
Floors	200/		LIEE	* *	_	\$600	
Cast in Place Concrete	30% 70%		LIFE LIFE	* *	5 5	\$600 \$500	
Terrazzo Interior Walls	/070		LIFE		3	\$300	
Ceramic Tile	5%		2036	* *	5	\$100	
Concrete Masonry Unit	70%		LIFE	* *	5	\$700 \$700	
Gypsum Board	15%		LIFE	* *	5	\$200	
Plaster	10% Now	\$400	LIFE	* *	5	\$100	
	Cracking/Crumbling			fected : 25%		*	
	Location : Baseme	ent Stairs					
	Water Penetration,	Extent : Severe, Are	a Affected	d : 25%			
	Location: Baseme	ent Stair At Northwe	st Side				
Ceilings							
AcousTileConcealSpLn			2032	* *	5	\$900	
Gypsum Board	20% Now	\$400	LIFE	**	5	\$200	
	Water Penetration,		1rea Affeo	cted: 10%			
	Location : Baseme	nt Stairs					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Electrical	ectrical Current Repair Futui		Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$3,900	1		
Panelboards							
Molded Case Bkrs	100%		2026	\$7,800	5	\$100	
Wiring							
Braided Cloth		2-4 \$6,800	2052	**	1		
	_	ged, Extent : Moderate, Are	ea Affecte	ed : 100%			
		Throughout					
Thermoplastic	20%		2027	\$1,700	1		
Lighting							
Interior Lighting							
Fluorescent	85%		2022	\$8,700	10	\$3,500	
		vation, Extent : Light, Area	Affected	: 100%			
	Location:	· ·					
		n : Using T-12 Lamps					
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		Now \$9,700	2037	* *	1-3	\$500	
		e, Extent : Severe, Area Af	fected : 1	00%			
	Location : '	Throughout The Building					

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
leating					
Energy Source					
Natural Gas	100%	2053 **	1		
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Basement				
	Explanation : Gas Service Was Upgra	ided In 2008			
Conversion Equipment	1				
Steam Boiler	100%	2044 **	1	\$4,500	
	Other Observation, Extent : Light, Area	Affected: 100%		, ,	
	Location: Basement				
	Explanation: 1 Natural Gas Fired Ste	eam Boiler			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	25% 2-4	\$18,600	2057	* *	4	\$100	
1 0 1	Corroded, Extent : M Location : Various Corrosion And Is S		Personn	el Complain That I	Piping H	as Bad Interior	
Central Plant Steam Piping/Pmp	75%		2037	* *	4	\$200	
Terminal Devices							
Air Handler	50% Other Observation, I Location : Baseme		2035 Area Affe	* * ected : 100%	1	\$1,400	
	Explanation : Heat Locker Rooms And	ing And Ventilating The Fan Room	Unit Ins	stalled In 2008. The	ey Serve	The Upper Floor	
Convector/Radiator	50%		2032	* *	1	\$700	
Ventilation Distribution							_
Ductwork/Diffusers	75%		LIFE	* *	2-5	\$1,900	
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$600	
Exhaust Fans	2370		LII L			Ψ000	
Roof	100% On Extended Life, E. Location : Flat Roc	xtent : Moderate, A of Behind The Band		\$7,300 ted: 10%	2	\$100	
Plumbing		<u> </u>					
H/C Water Piping Brass/Copper	100%		2053	* *	1		
Water Heater							
Gas Fired	100%		2025	\$2,700	2	\$100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2035	* *	1	\$300	
Fixtures							
Generic	100%						
Fire Suppression Sprinkler							
No Component	80%						
Generic	20%		2037	* *	1-2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
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		
Total	\$5,696,400	\$20,717,000		
Importance Code A	\$3,287,800	\$498,300		
Importance Code B	\$2,408,600	\$2,769,300		
Importance Code C		\$17,449,500		
Total	\$5,696,400	\$20,717,000		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$174,400	\$179,900	\$250,100	\$144,400
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	
Total	\$174,400	\$179,900	\$250,100	\$144,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Architecture		Current I	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Travertine	85%	4+	\$999,500	LIFE		* *			
			Extent : Light, Are		ed : 10%				
			trance And Throug		. 1 150/				
			l, Extent : Light, A	rea А <u>ј</u> јес	tea : 15%				
		: All Faca	aes Extent : Light, Arc	an Affact	ad . 250/				
	_	iscoloring, : All Faca	_	ги Ајјеси	еи . 2570				
Window Wall	15%	. 1111 1 404	wes -	2047		* *	5	\$104,600	
Windows	13/0			2047				\$104,000	
Bronze/Brass	100%			2035		* *	5	\$143,100	
210112-721400		ervation, E	xtent : Light, Area		: 100%			Ψ1.5,100	
	Location	: Through	out						
	Explana	tion : Fixed	Windows						
Parapets									
Metal Panel	5%			2037		* *	5	\$2,700	
Metal Rail	95%	_		2032		* *	5-10	\$243,100	
	Repairs in Progress, Extent : Light, Area Affected : 100% Location : Slated For Repair In 2017								
D. C	Location	: Slated F	or Repair In 2017						
Roof Modified Bitumen	700/	Now	\$41,000	2022	\$2,04	7 500			
Modified Bitumen		Now rtent : Mod	\$41,000 lerate, Area Affecto	2022 ed : 15%		7,300			
		: Through		ou . 1570					
			ings, Extent : Mod	erate. Ar	ea Affected	: 20%			
		: Through	-	,					
		_	derate, Area Affect	ed : 25%					
		: Through							
	Seams Op	en/Split, Ex	tent : Moderate, A	rea Affec	ted : 15%				
	Location	: Through	out						
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 2%				
			r Rehearsal Space						
			xtent : Light, Area	Affected	: 100%				
		: Through							
_, _		tion : Repid	rs In Progress - Sl		Full Replac		In 2017		
Plaza Roof: Stone Panels				2037		* *		***	
Skylight, Metal/Glass	5%			2047		* *	10	\$34,500	

In

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Architecture	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	270/		2026	¢1 250 000	2	Ф1.52.200	
Carpet	27% Recent Installation, Ext	ent : Light, Area A		\$1,359,800 : 5%	3	\$153,300	
	Location : Concourse,						
Ceramic Tile	5% Recent Replace Evident Location : Concourse	, Extent : Light, Ai		* * ected : 50%	5	\$18,900	
Marble Panels	20%		LIFE	* *	5	\$56,800	
Quarry Tile	15%		2032	* *	5	\$85,200	
Raised Access Floor	2%		2040	* *	5	\$28,400	
	Recent Replace Evident Location : Rehearsal S	_		ected : 100%		,	
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	
·	Broken/Missing Elemen Location : Lower Con						
Wood	1%		2062	* *	5	\$7,100	
Interior Walls							
Concrete Masonry Unit	18%		LIFE	* *	5	\$31,500	
Fabric on Framing	25%		2028	\$17,403,600	5	\$54,600	
	Other Observation, Exte Location: Theater Explanation: Sound A			cted : 100%			
Fabric on Framing	1%		2031	* *	5	\$2,200	
ğ	Recent Replace Evident Location : Multipurpo	, Extent : Light, Ar	rea Affe	ected : 100%	-	, ,	
Glass: Single Pane	1%	-	LIFE	* *	5	\$3,300	
Masonry: Brick	5%	-	LIFE	* *		-	
Travertine Panels	15%	-	LIFE	* *			
Plaster	35%		LIFE	* *	5	\$45,900	
Ceilings						•	
AcousTileConcealSpLn	15%		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	
	Other Observation, Exte Location: Foyer			: 100%	<u>-</u>	+10,100	
	Explanation : Gold Le	afed Ceiling					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Electrical	Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$43,800	5	\$1,100	
	Other Observation, Extent: Moderate		ected : 100%			
	Location : Electrical Room - Sub-Ba					
	Explanation: Two 6000 Ampere An	d Two 150	0 Ampere Main Dis	sconnect	Switches	
Transformers						
Dry Type	100%	2025	\$16,500	5	\$900	
	Other Observation, Extent : Moderate		ected : 100%			
	Location : Sub - Basement Electrica					
	Explanation: One 150 Kilovolt-amp	ere 208 P	ri - 480 Sec			
Switchgear / Switchboard	000/	• 0 = =	***	_	4	
Fused Disc Sw	90%	2027	\$183,400	5	\$1,000	
Fused Disc Sw	10%	2053	* *	5	\$100	
Raceway			*			
Conduit	80%	2027	\$187,800	1		
Conduit	20%	2053	* *	1		
Panelboards						
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	
Wiring						
Thermoplastic	90%	2027	\$211,900	1		
Thermoplastic	10%	2053	* *	1		
Motor Controllers			di di	_		
Locally Mounted	30%	2040	* *	5	\$500	
Variable Frequency	70%	2047	* *			
Drive						
Ground						
Grounding Devices	1000/	LIEE	* *	-	#2 (00	
Generic	100%	LIFE		5	\$3,600	
Stand-by Power						
Transfer Switches Automatic	100%	2044	* *	1	\$76,100	
-	100%	2044		1	\$70,100	
Generators Diesel	100%	2040	* *	1	¢05 000	
Diesei	Other Observation, Extent : Moderate			1	\$95,800	
	Location: Loading Dock	с, Агеи Ајје	естей . 100/0			
	Explanation: One 280 Kilovolt-amp	nara				
Batteries	Explanation . One 200 Kilovoll-amp	1616				
Lead/Acid	100%	2022	\$1,600	5	\$9,200	
Fuel Storage	10070	2022	\$1,000	3	\$9,200	
Main Tank	100%	2062	* *	5	\$7,400	
iviani 1 ank	Other Observation, Extent : Moderate		ected · 100%	3	Φ/,+00	
	Location: Loading Dock	., 111 001 11))(. 100/0			
	Explanation: One 275 Gallon Tank					
Lighting	Explanation . One 2/3 Guiton Tunk					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Electrical	Current Repair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	35%	2032	* *	10	\$81,200		
	Other Observation, Extent : La Location : Throughout	ight, Area Affected	: 100%				
	Explanation: Using T-8 Lan	nps					
Fluorescent	10%	2022	\$263,900	10	\$23,200		
	Other Observation, Extent : La Location : Throughout The E Explanation : Using T-12 La	Building	·				
Incandescent	50%	2022	\$1,319,700	2	\$2,800		
LED	5%	2037	**		+ ,		
Egress Lighting							
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			
Exterior Lighting							
HID	100%	2027	\$974,300	10	\$800		
Alarm							
Security System							
No Component	95%						
Generic	5%	2035	* *	1	\$4,600		
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%	2032	* *	1-3	\$15,200		

Mechanical	Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%	2	2037	* *	1		
•	Other Observation, Extent	t : Light, Area Af	ffected	: 100%			
	Location: Throughout						
	Explanation : Steam Fro	m Con Eddison					
Conversion Equipment							
Pres. Reducing	100% 0-2	\$3,300	2030	\$163,500	5	\$7,500	
Valve/LP Steam		•				·	
	Other Observation, Extent	t : Light, Area Af	ffected	: 5%			
	Location : Sub-Basemen	t Steam Room	-				
	Explanation: The Pneur	natic Control Bo	ard No	eeds To Be Upgrad	led		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Distribution Central Plant Steam Piping/Pmp	100% Now	\$83,600	2037	* *	4	\$12,500	
r iping/r nip	Not in Service, Extended Location: 1 Vacuu	nt : Moderate, Area ım Pump Bearing V					
Terminal Devices							
Air Handler	100%		2032	* *	1	\$156,400	
ir Conditioning							
Energy Source District Chilled Water	90%		2047	* *	1		
District Chilled Water	Other Observation,	Extent · Light, Area		100%	1		
	Location : Through		1155 000000 .	10070			
	Explanation: Chil	led Water From Ce	ntral Mech	nanical Plant			
Electricity	10%		2043	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller			2036	* *	1	\$246,300	
	Other Observation,	_	ı Affected :	90%			
	Location : Baseme						
		ated In Central Med					
Interior Pkg Unit -	5%		2025	\$461,600	2	\$800	
Cooling	R-134a Refrigerant, Location : 5th Floo		a Affected	: 5%			
Exterior Pkg Unit - Cooling	5%		2032	* *	2	\$800	
2.28	R-134a Refrigerant, Location : Roof	Extent : Light, Area	a Affected	: 5%			
Distribution							
CW & CHW Wtr Pipe/Pump	90%		2037	* *	4	\$16,800	
	Other Observation,	-	ı Affected :	90%			
	Location : Baseme	, ,	. l Di				
N. C.	10%	ated In Central Med	nanicai Pi	апі			
No Component Terminal Devices	10%						
Air Handler/Cool/Ht	90%		2032	* *	1	\$140,700	
No Component	10%		2032		1	\$170,700	
Heat Rejection	10.0						
Air Cooled Condenser	5%		2027	\$24,900	2	\$8,800	
Unit							
No Component	95%						
Ventilation							
Distribution	1000/ 4:	¢112.000	LIBE	* *	2.5	¢1.41.000	
Ductwork/Diffusers	100% 4+ Needs Cleaning, Ext Location: Through		LIFE ea Affected		2-5	\$141,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2035	* *	2	\$7,700	
Plumbing							
H/C Water Piping	1000/		2027	* *	1		
Brass/Copper	100%		2037	* *	1		
Water Heater	1000/		2026	¢217.500	4	¢2.200	
Electric	100% Recent Installation, Exte Location : Steam Roon Other Observation, Exte Location : Steam Roon	n nt : Light, Area			4	\$2,200	
	Explanation: There Is		ık				
HW Heat Exchanger Steam Fired	100% Now Not in Service, Extent : S Location : 1 Unit, Stea	\$19,700 Severe, Area Afj	2037	**	4	\$25,000	
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	1000/						
Generic	100%						
Vertical Transport Elevators							
Geared Traction	90%		LIFE	* *			
Geared Traction	Other Observation, Exte	nt · Light. Area		. 90%			
	Location: 4 Units From 5th Floor, 1 Unit From Explanation: 9 Units	m Concourse Le	evel To 4	th Floor, 3 Units I			
Hydraulic	10%		LIFE	* *			
	Other Observation, Exte Location : 1 Unit From Explanation : 1 Unit	0	00	: 10%			
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$127,500	
Sprinkler Generic	100%		2037	* *	1-2	\$70,800	
Fire Pump Not Accessible	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total	\$8,472,000	\$4,492,600
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
Total	\$8,472,000	\$4,492,600

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
Total	\$82,800	\$66,000	\$80,800	\$53,300
Importance Code A		\$2,600		\$10,000
Importance Code B	\$82,800	\$63,400	\$80,800	\$43,400
Importance Code C				
Total	\$82,800	\$66,000	\$80,800	\$53,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Architecture	Current Repair	Future	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•	•	•			•
Parapets						
Metal Rail	5%	2044	* *	5-10	\$14,800	
	Other Observation, Extent : Light, Area		100%			
	Location: 62nd Street Drive Entrance					
	Explanation: Recent Install Of Roof I					
Marble Panels	35% 0-2 \$81,600	LIFE	**	5	\$6,300	
	Cracking/Crumbling, Extent: Moderate					
	Location: Various Planter Locations					
	Other Observation, Extent: Light, Area	Ајјестеа :	100%			
	Location: Plaza Area Above Garage	tous Aug Iv	stanual With Doof	. 1 a a a h	.	
N. C.	Explanation : Travertine Marble Plan	iers Are in	ilegrai wiin Kooj	Assembl	y .	
No Component	60%					
Roof Paver: Asphalt	35% 0-2 \$428,900	2030	\$1,429,700			
i aver. Aspiran	Broken Paver Blocks, Extent : Moderate					
	Location: Various Locations Through		2070			
	Cracking/Crumbling, Extent: Moderate		ected : 20%			
	Location : Concrete Pavers Proximate					
	Vegetation Growth, Extent: Moderate,					
	Location : Mortar Joints	55				
Plaza Roof: Stone Par	nels 35%	2047	* *			
	Other Observation, Extent : Moderate, 1	Area Affec	ted : 100%			
	Location : Proximate To Courtyard W	ith Founta	iin			
	Explanation: Recent Replacement					
Plaza Roof: Stone Par	nels 25% 0-2 \$2,499,800	2057	* *			
	Vegetation Growth, Extent: Moderate,	Area Affec	eted : 20%			
	Location : Mortar Joints					
	Water Penetration, Extent : Severe, Are					
	Location : Park Plaza Roof Leaking T	hrough Ex	pansion Joint Int	o Garag	e Below	
Plaza Roof: Stone Par	nels 5%	2053	* *			
	Other Observation, Extent : Light, Area		100%			
	Location: 62nd Street Drive Entrance	?				
	Explanation: Recent Install					
Interior						
Floors	50/	2040	* *	_	¢12 (00	
Asphalt Macadam	5% 15% Now \$172,200	2040 2032	* *	5 5	\$13,600 \$20,400	
Asphalt Macadam	15% NOW \$1/2,200 Cracking/Crumbling, Extent: Moderate			3	\$20,400	
	Location: Throughout	., лиси АДС	ceicu . 25/0			
	Misaligned/Bulging, Extent: Moderate,	Area Affe	cted : 10%			
	Location: Expansion Joint - 62nd Stre					
A anhalt Magadam	70%	2032	* *	5	\$190,100	
Asphalt Macadam Traffic Topping	7%	2032	* *	5 5	\$190,100	
Vinyl Tile	3%	2032	* *	3	\$6,100	
v myr rne	J / 0	2032		3	\$0,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	25%	0-2	\$1,899,600	LIFE	* *			
	Cracking/C	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Vehicular	r Ramp From Blue	To Red				
Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location	: At Expan	sion Joints	50				
Concrete Masonry Unit	72%			LIFE	* *	5	\$165,900	
Gypsum Board	3%			LIFE	* *	5	\$10,400	
Ceilings								
Exposed Concrete	90%	Now	\$2,050,100	LIFE	* *	5	\$76,400	
1	Water Pen	etration, Ex	ktent : Severe, Are	a Affecte	d : 5%			
	Location	: Section G	G2 And 62nd Street	t Ramp				
Gypsum Board	3%			LIFE	* *	5	\$20,400	
Metal Panel	7%	Now	\$662,000	LIFE	* *	5	\$47,500	
		Dented, Ex : 63rd Stre	tent : Moderate, A	rea Affec	cted : 70%			

ectrical	Current Repair	Future R	eplacement	М	aintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts								
Service Equipment								
Fused Disc Sw	40%	2027	\$15,400	5	\$600			
	Other Observation, Extent: Moa	lerate, Area Affected	d: 100%					
	Location : Electrical Room Red	l And Blue Section						
	Explanation : One 2500 Amper Garage	es And 2000 Amper	es Main Disco	nnect Sw	itch Red And Blue			
Fused Disc Sw	40%	2027	\$15,400	5	\$600			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room	. 55						
	Explanation : One 2000 Amper And Green Section	es And 1200 Amper	es Main Disco	nnect Sw	itch For Yellow			
Molded Case Bkrs	20%	2047	* *	5	\$1,900			
	Other Observation, Extent : Moa Location : Electrical Room	lerate, Area Affected	d : 100%					
	Explanation: One 1600 Amper	es Main Disconnec	t Switch For Pr	ominent	Area			
Transformers								
Dry Type	100%	2044	* *	5	\$1,400			
, ,,	Other Observation, Extent : Mod	lerate, Area Affected	d: 100%					
	Location : Electrical Room							
	Explanation: One 500 Kilovoli	t-ampere 480/277hv	, - 208/120lv Ai	nd One1	12.5			
	Kilovolt-ampere, 480/277hv - 2	*						
Switchgear / Switchboard	-							
Fused Disc Sw	90%	2027	\$183,400	5	\$1,400			
Molded Case Bkrs	10%	2047	* *	5	\$1,000			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	70%		2027	\$32,800	1		
Conduit	30%		2047	* *	1		
Panelboards							
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	
Wiring	50% 2-4	¢51 400	2052	* *	1		
Braided Cloth		\$51,400 Extent : Moderate, Are eghout	2052 ea Affecte		1		
Thermoplastic	20%		2037	* *	1		
Thermoplastic	30%		2047	* *	1		
Motor Controllers							
Locally Mounted	100%		2040	* *	5	\$2,500	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,400	
Stand-by Power							
Transfer Switches				di di			
Automatic	100%		2040	* *	1	\$113,800	
Generators Diesel	100%		2036	* *	1	\$143,300	
	Location : Gener		Area Affe	ected : 100%			
D. W. C.	Explanation : Or	ie 800 Kilowatts					
Batteries Lead/Acid	100%		2021	\$1,600	5	¢12 700	
	10070		2021	\$1,000	5	\$13,700	
Fuel Storage Main Tank	100%		2055	* *	5	\$10,900	
Maii Tank		, Extent : Moderate, 1		ected · 100%	3	\$10,900	
	Location : Gener						
	Explanation: 1,0	000 Gallons Capacity					
Lighting	*	1					
Interior Lighting							
Fluorescent	100%		2032	* *	10	\$339,400	
	Other Observation	, Extent : Moderate, 2	Area Affe	ected : 100%			
	Location: Throu	ghout The Building					
	Explanation: T-	8 Lamps					
Egress Lighting							
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		
Exterior Lighting	1000/		2027	¢1 456 500	10	01 100	
HID Alarm	100%		2027	\$1,456,700	10	\$1,100	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Electrical	Curi	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Mechanical	Current Repair	Future	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source			de de			
Electricity	3%	2047	* *	1		
No Component	97%	1.00 . 1	00/			
	Other Observation, Extent: Light, Area		: 0%			
	Location: West Fan Room, Sub-Base		· 771 D 1111	0.1		
	Explanation: 1 Gas Fired Steam Boi	ler Supply	ing The Bandshell	Only		
Conversion Equipment	20/	2022	Φ10 2 100	2	Φ 7.2 00	
Radiant Heater	3%	2022	\$192,100	2	\$5,200	
	Other Observation, Extent: Light, Area	a Affected	: 3%			
	Location : Casher Office					
	Explanation: 1 Unit					
No Component	97%					
	Other Observation, Extent : Light, Area	00	: 0%			
	Location: West Fan Room, Sub-Base					
	Explanation: 1 Gas Fired Steam Boi	ler For Th	e Bandshell Only			
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Window/Wall Unit	3%	2021	\$22,600	1		
	Other Observation, Extent : Light, Area	a Affected	: 3%			
	Location : Casher Office					
	Explanation: 1 Unit					
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%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	5%	2026	\$15,900	4	\$200	
	Other Observation, Extent .	Light, Area Affected : 19	6			
	Location: West Fan Room	n, Sub-Basement				
	Explanation: 1 Gas Fired	l Water Heater For The B	andshell Only			
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	

Maintenance \$ are aggregated over a ten-year 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 : LOUIS ARMSTRONG HOUSE MUSEUM

Address : **34-56 107 STREET**

Borough : QUEENS Agency's Number : N/A

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
Total	\$3,200	\$800	\$37,300	\$4,200
Importance Code A	\$100	\$100	\$200	\$1,000
Importance Code B	\$3,000	\$700	\$37,100	\$3,200
Importance Code C				
Total	\$3,200	\$800	\$37,300	\$4,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Architecture		Current Repair	Future Replacement Mai		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$5,200	
Masonry: Marble	1%		LIFE	* *	5		
Stucco Cement	9%		2045	* *	5	\$1,300	
Windows							
Aluminum	Location	ervation, Extent : Light, Area : Windows tion : Exterior Wood Trims Ar			5 nt/worn/s	\$500	
Parapets	Ziip teirtei.	1011.121101.101.77.000 17.111.0111			, ,, 0,		
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	
Roof						4 100	
Modified Bitumen	90%		2036	* *	10	\$3,600	
Panel/Paver: Cer/Brk	10%		2054	* *	10	\$500	
Interior						****	
Floors							
Carpet	80%		2027	\$73,000	3	\$10,100	
Ceramic Tile	10%		2037	* *	5	\$600	
Vinyl Tile	10%		2033	* *	3	\$300	
Interior Walls							
Gypsum Board	35%		LIFE	* *	5	\$1,900	
Plaster	60%		LIFE	* *	5	\$1,600	
Wood	5%		LIFE	* *	5	\$1,800	
Ceilings						•	
Glass: Susp Panels	5%		LIFE	* *			
Gypsum Board	35%		LIFE	* *	5	\$2,800	
Plaster	60%		LIFE	* *	5	\$2,400	
Site Enclosure Free Standing Walls Masonry: Brick	100%		2054	**			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
On-Site Walkways							
Cast in Place Concrete	20%		2045	* *			
Pavers/Stone	80%		2041	* *			

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment						
Molded Case Bkrs	100%	2048	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	2007	2022	* *	1.0	A 600	
Fluorescent	20%	2033		10	\$600	
	T-8 Lamps And Fixtures, Ext Location : Basement	tent : Moaerate, Area A <u>j</u>	<i>пес</i> иеа : 100%			
Incandescent	80%	2023	\$33,000	2	\$100	
	Other Observation, Extent: Location: 1st & 2nd Floor					
	Explanation : All Decorati	ve And Chandellier Ligh	hting Fixtures			
Egress Lighting	000/	• • • •	ale de	4.0	4.55	
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	

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
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							
Convector/Radiator	100%		2041	* *	1	\$1,000	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Mechanical		Current Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	35%		2033	* *	2	\$100	
Cooling							
Window/Wall Unit	65%		2026	\$4,300	1		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,700	
Exhaust Fans							
Interior	35%		2033	* *	2		
Roof	65%		2033	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
Water Heater							
Gas Fired	100%		2023	\$1,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Plastic/PVC	100%		2041	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$500	4	\$100	
Backflow Preventer							
Generic	100%		2033	* *	1	\$200	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2048	* *	1-5	\$1,600	
Sprinkler							
Generic	100%		2048	* *	1-2	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total	\$974,300	\$17,408,700
Importance Code A		\$56,600
Importance Code B	\$974,300	\$17,352,100
Total	\$974,300	\$17,408,700

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
Total	\$462,700	\$453,100	\$415,900	\$448,600
Importance Code A	\$1,400		\$3,400	\$2,300
Importance Code B	\$461,300	\$453,100	\$412,500	\$446,300
Total	\$462,700	\$453,100	\$415,900	\$448,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

ectrical	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
er 600 Volts	•		-		
Service Equipment					
Fused Disc Sw	25%	2048 **	• 3	\$1,800	
	Other Observation, Extent : Moderate,				
	Location: North Garage Electrical Ro		7 1.		
F 1D' C	Explanation: Cutout Switch Rated At	<u> </u>		Ф1 000	
Fused Disc Sw	25%	2040	3	\$1,800	
	Other Observation, Extent : Moderate, . Location : South Garage Electrical Ro				
	Explanation: Cutout Switch Rated At		Volta		
E 1 D' C	<u> </u>	-		¢1 000	
Fused Disc Sw	25% Other Observation, Extent : Moderate, 2	2046	• 3	\$1,800	
	Location: Building K - Basement Elec				
	Explanation: Cutout Switch Rated At		olts		
Fused Disc Sw	25%	2038 **		\$1,400	
Tused Disc 3w	Other Observation, Extent : Moderate, 2		3	Ψ1,400	
	Location: Building M - Electrical Roo	-			
	Explanation: Cutout Switch Rated At		olts		
Transformers	*	*			
Dry Type	25%	2045 **	3	\$3,100	
	Other Observation, Extent: Moderate, 2				
	Location : North Garage Electrical Re				
	Explanation : One 1,500 Kilovolt-amp Volts	oere And One 1,000 Kilovo	olt-ampere	2, 4,160/480/277	
Dry Type	25%	2041 **	3	\$2,300	
	Other Observation, Extent: Moderate, 2				
	Location : South Garage Electrical Re				
	Explanation: 2- 2,500 Kilovolt-amper				
Dry Type	25%	2033 **	3	\$3,100	
	Other Observation, Extent: Moderate,				
	Location: Building M - Electrical Room		7.	41.60/400/055	
	Explanation : One 1,500 Kilovolt-amp Volts	pere And One 1,000 Kilovo	olt-ampere	2, 4160/480/2/7	
Dry Type	25%	2041 **	· 3	\$2,300	
Dry Type	Other Observation, Extent : Moderate, 2		3	\$2,500	
	Location: Building K - Basement Elec				
	Explanation: 1-2,500 Kilovolt-amper				
Feeders					
Cable	75%	2044 **	' 1		
Cable	25%	2036 **	<u>1</u>		
Raceway					
Conduit	75%	2048 **	1		
Conduit	25%	2038 **	<u> 1</u>		

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

ectrical	Current Repair Future Replacement		M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts					
Service Equipment Air Circuit Breaker	25% Other Observation, Extent : Moderate,	2028 \$35,400 Area Affected : 100%	5	\$2,200	
	Location : D- Wing Electrical Room				
	Explanation: 2-4000 Amperes Main	Service Disconnects Servin	ıg H, A , I	B , C Wings	
Fused Disc Sw	25%	2054 **	5	\$1,800	
	Other Observation, Extent : Moderate, Location : North Garage Electrical I	-			
	Explanation: Main Disconnect Switch Wing And Sackler Wing	ches Rated 1- 6000, 2- 4000	Amperes	For American	
Fused Disc Sw	15% Other Observation, Extent : Moderate,	2028 \$21,200 Area Affected : 100%	5	\$1,100	
	Location : X- Wing Electrical Room				
	Explanation : Main Service Disconne Wing And D- Wing	ect Switches Rated At 2- 400	00, 1- 300	0 Amperes For C-	
Fused Disc Sw	10%	2048 **	5	\$700	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : X- Wing Electrical Room				
	Explanation: Main Service Disconne	ect Switches Rated At 2- 200	00 Ampere	es	
Fused Disc Sw	25%	2048 **	5	\$1,800	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : South Garage Electrical R	Room			
	Explanation: Main Service Disconne Amperes Serving E, H, F, G Wings	ect Switches Rated At 2- 400	00 Ampero	es And 1- 3000	
Transformers					
Dry Type	60%	2026 \$1,983,300	5	\$3,800	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Mechanical Rooms				
	Explanation: 5-30 Kilovolt-ampere,	480/120 Volts			
Dry Type	10%	2045 **	5	\$600	
	Other Observation, Extent : Moderate,	**			
	Location : Building M - Electrical Ro				
	Explanation: 1-500 Kilovolt-ampere	e, 480/120 Volts			
Dry Type	30%	2041 **	5	\$1,900	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : X- Wing Electrical Room				
	Explanation: 2- 150 Kilovolt-ampere	e, 480/277/120 Volts			
Switchgear / Switchboard					
Air Circuit Breaker	25%	2028 \$249,600		\$2,200	
Fused Disc Sw	15%	2048 **	5	\$1,100	
Fused Disc Sw	25%	2054 **	3	\$1,800	
Fused Disc Sw	35%	2028 \$349,400	5	\$2,600	
Raceway	2007	2020			
Conduit	30%	2038 **	1		
Conduit	50%	2028 \$575,000			
Conduit	10%	2034	1		
Conduit	10%	2048 **	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	• • • • •				ate ate			
Braided Cloth	20%	2-4	\$230,700	2053	**	1		
		-	ent : Moderate, Are					
		: Inrough	out Old Sections O					
Thermoplastic	30%			2038	* *	1		
Thermoplastic	10%			2054	**	1		
Thermoplastic	30%			2028	\$346,000	1		
Thermoplastic	10%			2048	* *	1		
Motor Controllers	- 0./			• • • •	4400 400	_	4.00	
Locally Mounted	5%			2026	\$299,500	5	\$600	
Motor Control Center	10%			2026	\$598,900 * *	5	\$4,600	
Variable Frequency	20%			2041	~ ~			
Drive Variable Frequency Drive	65%			2045	* *			
Ground								
Grounding Devices								
Not Accessible	50%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 0%			
	Location	: North G	arage Electrical Ro	oom				
	Explana	tion : Conn	ected To The Build	ling Four	ndation			
Generic	50%			LIFE	* *	5	\$12,500	
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	ected : 100%			
	Location	: X - Buila	ling - Basement					
	Explana	tion : Conn	ected To Metal Wa	ter Pipe				
Stand-by Power								
Transfer Switches								
Automatic	90%			2041	* *	1	\$472,200	
Automatic	10%			2045	* *	1	\$52,500	
Generators								
Diesel			xtent : Moderate, 2	2037 Area Affe	* * ected : 100%	1	\$660,400	
	Location	-	0.17:1	D: 13				
D	Explana	tion : 4- 75	0 Kilovolt-ampere	Diesel G	ienerators			
Batteries	1000/			2022	01.50 0	-	ф.c2. 2 00	
Lead/Acid	100%			2022	\$1,700	5	\$63,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2044	* *	5	\$166,900	
	Other Observation, Extent : Moderate,	Area Affected	: 100%			
	Location: Roof					
	Explanation : 4- 275 Gallons Capacit		di di		0.10.000	
Main Tank	25%	2056	**	5	\$13,200	
	Other Observation, Extent: Moderate,	Area Affected	: 100%			
	Location: South Garage	Tank				
M : T 1	Explanation: 3000 Gallons Capacity		* *		Ф12.200	
Main Tank	25% Other Observation, Extent: Moderate,	2031		5	\$13,200	
	Location: North Garage	<i>А</i> геа Ајјесіеа	. 100%			
	Explanation: 3000 Gallons Capacity	Tank				
Lighting	Explanation : 3000 Gattons Capacity	Tunk				
Interior Lighting						
Fluorescent	10%	2033	* *	10	\$165,000	
Tuorescent	Compact Fluorescent Light, Extent : M		Affected: 100		Ψ102,000	
	Location : Offices, Hallways	•	33			
Fluorescent	25%	2033	* *	10	\$412,600	
Tuorescent	T-8 Lamps And Fixtures, Extent : Mode		ected : 100%	10	Ψ112,000	
	Location : Storage, Offices	, 33				
Fluorescent	5%	2033	* *	10	\$82,500	
Tuorescent	T-5 Lamps And Fixtures, Extent: Mode		ected : 100%	10	Ψ02,500	
	Location : Offices, Hallways					
Incandescent	50%	2028 \$	12,379,000	2	\$20,000	
meandescent	Other Observation, Extent : Moderate,			2	\$20,000	
	Location : Galleries And Exhibits					
	Explanation : Track Lights					
LED	10%	2033	* *			
ELD	Other Observation, Extent : Moderate,		: 100%			
	Location : Galleries And Exhibits					
	Explanation: LED Light Fixtures					
Egress Lighting						
Emergency, Service	49%	2033	* *	1		
Emergency, Battery	1%	2033	* *	10	\$4,300	
Exit, LED	30%	2056	* *	1		
Exit, Service	20%	2028	\$110,200	1		
Exterior Lighting			_			
LED	20%	2036	* *			
No Component	80%					
Lightning Protection						

Lightning Protection

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Ma	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
ightning Protection							
Arresters/Cabling							
No Component	70%						
Generic	30%	2031 **	5				
	Other Observation, Extent: Mod	erate, Area Affected : 100%					
	Location: A, B, C Wings						
	Explanation: Copper						
Alarm							
Security System							
No Component	35%						
Generic	65%	2033 **	1	\$414,000			
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Public Spaces						
	Explanation: CCTV Surveillan	ce Camera System And Intrusion .	Alarm Sys	rtem			
Fire/Smoke Detection							
Generic, Digital	100%	2033 **	1-3	\$1,082,700			
-	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation : Smoke Detectors Horns. Maintained By Private (, Alarm Bells, Strobe Lights, Mant Contractor	ual Pull S	tations And			

Maintenance \$ are aggregated over a ten-year 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 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$742,400	\$418,100
Interior Architecture		\$434,000
Mechanical	\$2,886,100	\$4,606,300
Total	\$3,628,500	\$5,458,400
Importance Code A	\$832,700	\$418,100
Importance Code B	\$2,795,800	\$4,822,200
Importance Code C		\$218,200
Total	\$3,628,500	\$5,458,400

Total	\$258,100	\$98,200	\$149,900	\$1,532,800
Importance Code C				
Importance Code B	\$222,400	\$96,700	\$146,800	\$1,531,200
Importance Code A	\$35,700	\$1,600	\$3,200	\$1,600
Total	\$258,100	\$98,200	\$149,900	\$1,532,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$117,800	\$74,500	\$108,100	\$74,400
Interior Architecture	\$88,400	\$6,000	\$22,500	\$1,440,600
Exterior Architecture	\$34,100		\$1,600	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	2.50/ 3.5	400 100		de de	_	011000	
Concrete Masonry Unit	25% Now Diagonal Cracks, Ex Location: Mechan		LIFE rea Affecte	* * ed : 15%	5	\$14,800	
Stucco Cement	10% Other Observation, I Location: Through	out		**	5	\$23,700	
	Explanation: This	Is An Eifs Assembl		di di		***	
Window Wall	65%		2048	* *	5	\$230,800	
Windows Aluminum	100%		2036	* *	5	\$300	
Parapets				de de	_	*	
Masonry: Limestone	15%		LIFE	* *	5	\$1,500	
Metal Panel	10%	#2 < 7 00	2048	* *	5	\$3,100	
Metal Rail	75% 0-2 Corrosion/Rusting, E Location: Through Deteriorated Finish, Location: Through	out Extent : Moderate,		ted : 25%	5	\$43,100	
Roof							
Modified Bitumen	75% Blisters, Extent : Lig Location : Various			* *	10	\$73,000	
Skylight, Plastic	5%		2041	* *	1		
Sloped Glazing	20% Now Condensation Preser Location: Above S Thermally Inefficient	cuplture Court	LIFE te, Area Ą		5	\$259,600	
	Location : Above S	cuplture Court					
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	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific 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			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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			М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
leating									
Energy Source									
Utility Steam	100%			2038		* *	1		
			ent : Light, Area	Affected	: 100%				
		: Basement I							
	Explanat	ion : Steam F	Provided By Con	Edison					
Conversion Equipment Heat Exchanger, Plate & Frame	20%			2031		* *	1	\$15,800	
Pres. Reducing Valve/LP Steam	80%	Now	\$90,200	2043		* *	5	\$3,800	
	Leak Evide	ent, Extent : S	Severe, Area Affe	cted: 39	6				
	Location	: PRV Statio	n, Mechanical R	oom					
	Other Obs	ervation, Ext	ent : Severe, Are	a Affecte	d: 80%				
	Location	: Steam Room	m						
	Explanat	ion : On Exte	ended Life Time						
Distribution									
Hot Wtr Piping/Pump		Now	\$2,700	2036		* *	4	\$1,600	
		Extent : Moa : Various Ar	lerate, Area Affe eas	cted : 10	%				
		riorating, Ex : Throughou	tent : Moderate, t	Area Afj	fected : 20%				
Central Plant Steam Piping/Pmp	80%	Now	\$230,600	2038		* *	4	\$6,300	
1 2 1	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Various Areas								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 40%								
	Location	: Throughou	t	-					
	Steam Tra	os Faulty, Ex	tent : Moderate,	Area Aff	fected : 20%				
	Location	: Various Ar	eas						

Maintenance \$ are aggregated over a ten-year period. Site specific 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

lechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
eating								
Terminal Devices Air Handler		Now Extent : Se	\$33,500 evere, Area Affected	2028 d : 3%	\$1,676,500	1	\$62,400	
			ns Rusted Causing		eaks. Mechanical E	Equipmen	t Room	
	Leak Evid	ent, Extent	: Moderate, Area A	Affected .	: 5%			
	Location	: Coil Cor	nections, Ground	Floor Me	echanical Room			
Convector/Radiator	10%			2026	\$91,200	1	\$5,200	
Fan Coil Unit/Heat	20%			2023	\$510,200	1	\$10,400	
ir Conditioning								
Energy Source	1000/			2026	de .de			
Electricity	100%			2036	* *	1		
Conversion Equipment Centrifugal, Elec Chille	er 100%			2024	\$1,927,500	1	\$173,400	
_	Other Obs	ervation, E	Extent : Light, Area	Affected	l : 100%			
		: AC Roon						
	Explana	tion : 2 Uni	its. R-123 Refrigero	ant				
Distribution CW & CHW Wtr	100%	Now	\$20,800	2038	* *	4	\$7,900	
Pipe/Pump								
		Extent : M : Various	loderate, Area Affe Areas	cted: 25	%			
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$1,910,200	1	\$99,100	
Heat Rejection								
Water Cooling Tower	Location		Extent : Light, Area	2026 Affected	\$646,400 !: 100%	2	\$161,300	
entilation								
Distribution								
Ductwork/Diffusers	Faulty Air		\$78,500 tent : Moderate, Ar	LIFE rea Affec	* * ted : 10%	2-5	\$89,300	
			Various Areas					
		-	Extent : Moderate, pers Are Not Work			ıs		
Exhaust Fans								
Interior	40%			2028	\$242,400	2	\$2,000	
Roof	60%			2033	* *	2	\$2,900	
umbing H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	10%			2026	\$15,000	4	\$100	
No Component	90%			1.CC	1 . 00/			
	Other Obs Location		Extent : Light, Area	AJJected	1:0%			
			Water Comes From					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Malfunctioning, Extent:	\$26,000 2038		4	\$3,400	
	Location : Lower Level		. 10070			
Sewage Ejector(s)	Locuiton . Lower Level	oj busemeni				
Electric	100% Now On Extended Life, Extent			4	\$6,400	
	Location : Lower Level	Of Basement				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE				
	Other Observation, Exter	0 00				
	Location: 2 Units From	n B, G, I, M, 4, 3E, 3V	, I Freight Unit F	rom G, 1	, M, 2, 3, 4, Roof	
	Explanation: 4 Units					
Hydraulic	10%	LIFE				
	Other Observation, Exten		d : 10%			
	Location : Sub-Baseme	nt -G				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe	4000/	• • • •			***	
Generic	100%	2038	* *	1-5	\$80,800	
Sprinkler	000/					
No Component	80%	• • • •	4.4		40.000	
Generic	20%	2048	* *	1-2	\$9,000	
Chemical System	1000/	2022	#20.7 00	1.0	02.5 00	
Generic	100%	2023	+ -)	1-3	\$3,700	
	Other Observation, Exter	nt : Light, Area Affecte	d:100%			
	Location: Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$13,160,500	\$1,069,300
Interior Architecture	\$197,000	\$9,682,300
Mechanical	\$2,713,500	\$1,280,600
Total	\$16,071,000	\$12,032,200
Importance Code A	\$13,222,400	\$1,069,300
Importance Code B	\$2,848,600	\$1,334,000
Importance Code C		\$9,628,900
Total	\$16,071,000	\$12,032,200

Total	\$238,000	\$21,200	\$44,500	\$50,800
Importance Code C				\$13,600
Importance Code B	\$170,700	\$20,000	\$40,200	\$33,200
Importance Code A	\$67,300	\$1,200	\$4,400	\$3,900
Total	\$238,000	\$21,200	\$44,500	\$50,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$139,800	\$12,100	\$32,300	\$14,700
Interior Architecture	\$23,000			\$26,800
Exterior Architecture	\$67,300	\$1,200	\$4,400	\$1,300
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
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	
	Diagonal Cracks, Extent : M	loderate, Area Affected	: 10%			
	Location : Courtyard					
	Horizontal Cracks, Extent:	Moderate, Area Affecte	d : 10%			
	Location : Courtyard					
	Jnt Mortar Miss/Erod, Exten	t : Moderate, Area Affe	ected : 50%			
	Location : Courtyard					
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	
	Diagonal Cracks, Extent : M	Ioderate, Area Affected	: 10%			
	Location: Courtyard					
	Horizontal Cracks, Extent:		d : 20%			
	Location : Inner East And					
	Jnt Mortar Miss/Erod, Exten	t : Moderate, Area Affe	ected : 25%			
	Location : Inner East Faca	de - Section A1, A2				
	Loose/Delam Surface, Exten	t : Moderate, Area Affe	cted : 15%			
	Location : Inner East Faca	de				
	Water Penetration, Extent:	Moderate, Area Affecte	d : 15%			
	Location : At Step Flash C	onnections, South Faca	de - Section A3			
Masonry: Limestone	5% 0-2	\$2,200 LIFE	* *	5	\$200	
Ž	Worn/Eroded, Extent: Mode	erate, Area Affected : 15	5%			
	Location : Coping Stone					
Metal Rail	30% Now	\$6,700 2033	* *	5	\$7,900	
TVIOUT ITUIT	Corrosion/Rusting, Extent:	. ,	d : 25%	J	Ψ7,500	
	Location: Throughout		· / -			
	Deteriorated Finish, Extent	· Moderate. Area Affect	ted: 25%			
	Location: Throughout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repair Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority
Exterior				
Roof IRMA/Protected	5%	2033 **	10 \$4,	100
Membrane	370	2033	10 \$4,4	+00
Metal Panel	35% Now \$48,800	2026 \$488,200		
5.55	Corrosion/Rusting, Extent: Moderate,			
	Location : At Ridge			
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Throughout			
	Explanation : Original Monel Panels			
Modified Bitumen	10% Now \$26,800	2033 **		
	Blisters, Extent: Moderate, Area Affec			
ol 1.01 '	Location: Section Of Roof Near West		5 0.500 d	200
Sloped Glazing	45% Now \$13,025,700	LIFE **	5 \$523,0	000
	Broken/Missing Elements, Extent : Mod Location : Various Locations Throug			
	Condensation Present, Extent: Modera			
	Location: Attic Spaces	ate, 117 cu 1133 ceteur. 1570		
	Corrosion/Rusting, Extent : Severe, Are	ea Affected : 60%		
	Location : Mullions And Structural St	upport		
	Thermally Inefficient, Extent : Severe, 2	Area Affected : 100%		
	Location : Throughout			
	Water Penetration, Extent : Moderate,	Area Affected : 15%		
	Location: Attic Spaces, Section A2	1 1000/		
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Over Attic Spaces Explanation: This Roof Is Actually C	Cormanted Glazina Origina	l Material And Revone	l Ite
	Useful Life	orruguieu Giuzing. Originui	і мисениі Апи Беуоні	1113
Sloped Glazing	5%	LIFE **	5 \$58,	100
Interior			·	
Floors				
Carpet	20%	2027 \$381,300	3 \$52,0	
Granite Panels	25%	LIFE **	5 \$24,	
Marble Panels	20%	LIFE	5 \$19,	
Slate Terrazzo	5% 10%	LIFE **	5 \$7,0 5 \$10,0	
Wood	20% Now \$197,000	2043 **	5 \$10, 5 \$24,'	
11 000	Deteriorated Finish, Extent : Moderate		υ24,	, 00
	Location : Exhibit Areas	, <u></u>		
Interior Walls				
Fabric on Framing	20%	2029 \$9,465,100	5 \$27,3	300
Gypsum Board	20%	LIFE **	5 \$32,	300
Masonry: Limestone	5%	LIFE **		
Plaster	40%	LIFE **	5 \$32,	
Wood	15%	LIFE **	5 \$163,	300

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Ceilings						
AcousTileSusp.Lay-In	15%	2041	* *	5	\$19,700	
Glass: Susp Panels	20%	LIFE	* *			
-	Glazing Broken/Cracked, Extent: Mo		a Affected : 15%			
	Location : Various Locations Throu	_				
	Other Observation, Extent: Light, Ar	ea Affected	: 100%			
	Location: Throughout					
	Explanation: Pebble Blasted Glass					
Plaster	65%	LIFE	* *	5	\$53,400	

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating								
Energy Source	1000/		2020	* *	1			
Utility Steam	100% Other Observation, Ext	ent : Light Area	2038		1			
	Location : Basement		Ајјестеи	. 100/0				
	Explanation: Steam		Edison					
Conversion Equipment	1							
Pres. Reducing	100%		2024	\$61,900	5	\$5,200		
Valve/LP Steam								
Distribution	100/ 37	4700	2025	#14.600		0.400		
Hot Wtr Piping/Pump	10% Now	\$700	2027	\$14,600	4	\$400		
	Corroded, Extent: Mod Location: Mechanica		ctea : 10	√ 0				
Central Plant Steam	90% Now	\$427,100	2038	* *	4	\$3,900		
Piping/Pmp	Conneded Extent : Sayona Anag Affected : 500/							
	Corroded, Extent : Severe, Area Affected : 50% Location : Throughout							
	Malfunctioning, Extent		ffected ·	5%				
	Location : Bms And I							
	Steam Traps Faulty, Ex		•	ected : 30%				
	Location : Various Ai	·eas	-					
Terminal Devices								
Air Handler	60% Now	\$78,800	2023	\$788,500	1	\$29,400		
	Corroded, Extent: Moderate, Area Affected: 30%							
	Location : Fan Housi	ngs Rusted Throi						
Convector/Radiator	10%	#21 000	2026	\$50,000	1	\$2,800		
Fan Coil Unit/Heat	30% Now	\$21,000	2028	\$419,900	1	\$7,700		
	Corroded, Extent : Moderate, Area Affected : 10% Location : Fan Housing							
	Other Observation, Ext	-	Affected	. 20%				
	Location : Attic Of 2r	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. =0/0				
	Explanation : Reheat							

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Energy Source District Chilled Water	Location	servation, E 1 : W Wing	Extent : Light, Area			1		
Distribution CW & CHW Wtr Pipe/Pump	Corroded	Now Extent: So So Various	\$5,700 evere, Area Affecte Areas	2028 ed: 20%	\$114,000	4	\$4,300	
Terminal Devices Air Handler/Cool/Ht	Leak Evia	Now lent, Extent 1 : Coils Co	\$21,000 : Moderate, Area 2	2023 Affected :	\$1,048,100 5%	1	\$48,900	
Ventilation								
Distribution Ductwork/Diffusers	Corroded Location Faulty Air	ı : Sheet Mo r Intake, Ex	\$43,100 foderate, Area Affe etal Ducts Rusted T tent : Severe, Area Are Inoperable, At	Through Affected	: 10%	2-5 g Proper	\$49,000	
Exhaust Fans Interior Roof	80% 20% On Extend Location	0-2 ded Life, Ex	\$31,000 stent : Severe, Area	2023 2038 Affected	\$266,000 * *	2 2	\$2,200 \$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2028	\$696,700	1		
Water Heater Electric No Component	Location	servation, E 1 :	Extent : Light, Area Water Comes From		\$16,500 : 0%	4	\$200	
Sanitary Piping Cast Iron	100% Other Obs		Extent : Moderate, . out	LIFE	* * octed : 100%	1		
Storm Drain Piping Cast Iron	Location			LIFE Area Affe	* * cted : 100%	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Mechanical	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100% 0-2	\$14,300	2038	* *	4	\$1,900	
	On Extended Life, Extended Location: Basemen		Affected	: 100%			
Sewage Ejector(s)							
Electric	100% 0-2	\$26,900	2038	* *	4	\$3,500	
	On Extended Life, Extended Location: Basemen		Affected	: 10%			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$44,300	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$4,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$7,005,900	\$697,300
Interior Architecture	\$196,200	\$223,800
Mechanical	\$2,217,300	\$2,223,000
Total	\$9,419,300	\$3,144,100
Importance Code A	\$7,076,300	\$697,300
Importance Code B	\$2,343,000	\$2,356,400
Importance Code C		\$90,500
Total	\$9,419,300	\$3,144,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,100		\$28,800	
Interior Architecture	\$18,700	\$3,700		\$18,700
Mechanical	\$95,000	\$13,800	\$46,100	\$16,800
Total	\$133,800	\$17,600	\$75,000	\$35,500
Importance Code A	\$20,100		\$28,800	\$3,000
Importance Code B	\$113,700	\$17,600	\$46,100	\$32,500
Total	\$133,800	\$17,600	\$75,000	\$35,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	40% Now \$168,000	LIFE **	5	\$16,400	
	Diagonal Cracks, Extent: Severe, Area				
	Location : Mechanical Fan Rooms, Se Horizontal Cracks, Extent : Severe, Are				
	Location: Mechanical Fan Rooms, Se	**			
	Jnt Mortar Miss/Erod, Extent: Severe,				
	Location: Mechanical Fan Rooms, Se				
	Loose/Delam Surface, Extent : Severe, A				
	Location: North Facade - Mechanica	**			
	Water Penetration, Extent : Severe, Are				
	Location : Section B7 At Duct Penetro	**			
Masonry: Limestone	60% Now \$337,600	LIFE **	5	\$18,400	
1.10.2011.7. 2111.02.021.0	Cracking/Crumbling, Extent: Moderate		C	Ψ10,.00	
	Location: Wall Adjacent To Esda Win				
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 20%			
	Location: West Facade - Upper Joint	Lines			
	Staining/Discoloring, Extent: Light, Ar	ea Affected : 15%			
	Location: West Facade				
Windows					
Metal Clad	100% Now \$68,300	2053 **	5	\$3,600	
	Corrosion/Rusting, Extent: Moderate,	**			
	Location: Bulkheads, Mechanical Ro				
	Deformed/Dented, Extent: Moderate, A	**			
	Location: Bulkheads, Mechanical Ro Thermally Inefficient, Extent: Moderate				
	Location: Bulkheads, Mechanical Ro	**			
Parapets	Location : Builmeaus, Mechanicai No	oms			
Masonry: Brick	70% Now \$44,000	LIFE **	5	\$2,200	
Wassing. Brien	Cracking/Crumbling, Extent : Moderate		5	Ψ2,200	
	Location: Mechanical Rooms, Section				
	Diagonal Cracks, Extent : Moderate, A				
	Location : Mechanical Rooms, Section	n B2.2, B5, B7			
	Misaligned/Bulging, Extent: Moderate,	Area Affected : 20%			
	Location: Mechanical Rooms, Section	n B2.2, B5, B7			
Masonry: Limestone	5% Now \$1,000	LIFE **	5	\$200	
-	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 15%			
	Location: West Facade				
Metal Panel	5%	2048 **	5	\$600	
Metal Rail	20%	2041 **	5-10	\$11,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Architecture	Current Repa	ir Futu	re Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof						
Built-Up (BUR)	5% Now Vegetation Growth, Exten Location: Section B3 Worn/Eroded, Extent: Se Location: Section B3					
Metal Panel	10% Now Corrosion/Rusting, Extend Location: Sloped Roof	\$12,200 2041 t : Moderate, Area Aff	* * Pected : 10%			
Modified Bitumen	30% Alligatoring, Extent: Mod Location: Throughout	2033 derate, Area Affected :	* * 25%	10	\$28,500	
Sloped Glazing	Condensation Present, Ex Location: Attic Space Corrosion/Rusting, Extend Location: Throughout Glazing Broken/Cracked, Location: Attic Space Thermally Inefficient, Extend Location: Throughout Water Penetration, Extend Location: Attic Space Other Observation, Extend Location: Over Attic Sp Explanation: This Roof Remaining Life	t : Severe, Area Affect Extent : Moderate, Ar ent : Moderate, Area Aff t : Moderate, Area Aff taces Sis Actually Corrugate	ed : 60% rea Affected : 15% Affected : 100% rected : 10% rected : 100% ad Glazing. Original			
Sloped Glazing Interior	5%	LIFE	* *	5	\$63,400	
Floors						
Carpet Ceramic Tile Marble Panels Terrazzo Wood	25% 5% 15% 20% 35% Now Deteriorated Finish, Externation: Exhibit Areas	-	\$542,300 ** ** ** ** ffected: 25%	3 5 5 5 5	\$74,900 \$7,500 \$16,800 \$23,400 \$49,100	
Interior Walls						
Gypsum Board Masonry: Brick Marble Panels	30% 5% 10%	LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * * *	5	\$47,200	
Plaster Plaster	10% 45%	LIFE LIFE	**	5 5	\$7,900 \$35,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
Glass: Susp Panels	30%		LIFE	* *				
Gypsum Board	20%		LIFE	* *	5	\$37,400		
Plaster	15%		LIFE	* *	5	\$14,000		
Plaster	35%		LIFE	* *	5	\$32,800		
Mechanical		Current Repair	Futur	e Replacement	М	aintenance		
G								

Mechanical	Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	Location	: Basement	xtent : Light, Area t D Channel Provided By Con		**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2.0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2024	\$70,400	5	\$5,900	
Distribution Hot Wtr Piping/Pump	Corroded,		\$800 oderate, Area Affe Mechanical Root		\$16,600 %	4	\$500	
Central Plant Steam Piping/Pmp	Corroded, Location Malfunctio Location Steam Trap	: Througho ning, Exten : Bms And	nt : Severe, Area A Pneumatic Contro Extent : Moderate,	ffected : ol System		4	\$4,400	
Terminal Devices Air Handler	Corroded,	Now Extent : Mo : Fan Hous	\$29,900 oderate, Area Affe sing	2023 cted : 10	\$598,200	1	\$22,300	
Air Handler Convector/Radiator Fan Coil Unit/Heat	20% 10% 30% Other Obse Location	ervation, Es	xtent : Light, Area Ind Floor Gallery	2028 2026 2028 Affected	\$299,100 \$56,900 \$477,800 \$: 30%	1 1 1	\$12,400 \$3,200 \$9,700	
ir Conditioning Energy Source District Chilled Water	100%	ion : Rehea		2038	* *	1		
	Location	: W Wing	xtent : Light, Area d Water Comes F.					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Mechanical	Curre	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100% Now		2038	* *	4	\$4,900	
	Corroded, Extent Location : Throi	: Severe, Area Affecte Ighout	ed: 30%				
Terminal Devices Air Handler/Cool/Ht	50% Now Leak Evident, Exte Location : Coils	ent : Moderate, Area	2023 Affected :	\$596,400 10%	1	\$27,800	
Air Handler/Cool/Ht	50%		2028	\$596,400	1	\$30,900	
Ventilation Distribution							
Ductwork/Diffusers	•	\$49,000 Extent : Severe, Area ers Are Inoperable, A			2-5 g Proper	\$55,800	
Exhaust Fans			Dumpe		STOPE	9	
Interior Roof	80% 20%		2023 2023	\$302,700 \$35,300	2 2	\$2,500 \$600	
Plumbing H/C Water Piping	2070		2023	Ψ33,300		\$000	
Brass/Copper	100% Now Corroded, Extent Location: Baser	: Moderate, Area Affe	2028 ected : 15	\$792,800 %	1		
Water Heater Electric No Component	10% 90%		2023	\$9,400	4	\$100	
Two Component	Other Observation Location :	n, Extent : Light, Area ot Water Comes From					
Sanitary Piping	Explanation . 110	of water Comes From	i Duilaing	, n			
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%		• • • • •			4- (2)	
Generic	20%		2048	* *	1-2	\$5,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$1,662,600	\$601,000		
Interior Architecture	\$555,000	\$19,469,700		
Mechanical	\$2,930,900	\$1,456,200		
Total	\$5,148,600	\$21,526,900		
Importance Code A	\$1,733,000	\$601,000		
Importance Code B	\$3,415,500	\$1,549,700		
Importance Code C		\$19,376,200		
Total	\$5,148,600	\$21,526,900		

Total	\$55,700	\$18,000	\$122,400	\$497,400
Importance Code C				\$27,900
Importance Code B	\$38,200	\$18,000	\$82,200	\$466,500
Importance Code A	\$17,500		\$40,200	\$3,000
Total	\$55,700	\$18,000	\$122,400	\$497,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$19,300	\$14,100	\$76,400	\$17,000
Interior Architecture	\$15,000		\$1,900	\$476,400
Exterior Architecture	\$17,500		\$40,200	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture		Current Re	oair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$102,300	LIFE	* *	5	\$29,900	
	Horizontal	Cracks, Exte	nt : Moderate, A	Area Affe	cted : 10%			
	Location	: Fan Room	Wall - Section C	22, East F	Facade			
	Jnt Mortar	Miss/Erod, I						
	Location	Location: Section C1, C2, C3 Facades						
	Misalignea	l/Bulging, Ex	tent : Moderate,	Area Afi	fected : 5%			
	O	0 0	Wall - Section C	00				
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	
	Corrosion/	Rusting, Exte	nt : Moderate, 2	Area Affe	ected : 50%			
	Location	: Bulkheads,	Courtyard					
	Deformed/	Dented, Exte	nt : Moderate, A	rea Affec	cted : 25%			
	Location	: Bulkheads,	Courtyard	55				
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture	Current Repair			Future Replacement			aintenance	
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			
		/Displaced i : Section (, Extent : Moderate C4	e, Area A	ffected : 20%			
		ded, Extent 1 : Section (: Moderate, Area C4	Affected	: 30%			
IRMA/Protected Membrane	10%			2033	* *	10	\$9,700	
		ck Ballast, 1 : Flat Roo	Extent : Moderate, f	Area Af	fected : 100%			
Metal Panel	5%			2026	\$61,900	10	\$8,900	
		servation, E 1 : Through	Extent : Moderate, 2 out	Area Affe	·			
	Explana	tion : Origi	nal Monel Panels.	Beyond	Their Useful Life			
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	
			t, Extent : Modera	te, Area .	Affected : 25%			
		i : Over Att	•					
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 25%							
		i : Over Att	-					
	-	Inefficient : Through	, Extent : Moderate out	e, Area A	ffected : 100%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted: 15%			
	Location	ı : Over Att	ic Space					
nterior								
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	
			Extent : Moderate, 2	Area Affe	ected : 10%			
		: Laborate	-					
		tion : 9 X 9						
Wood		loor Evider	\$224,000 nt, Extent : Light, A Floor Exhibit Areas		* * cted : 10%	5	\$56,100	
	•		: Moderate, Area		: 15%			
	Location	: Second I	Floor Exhibit Areas	5				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
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	
Ceilings								
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	* *			
•	Loose/Dela	am Surface	, Extent : Severe, A	Area Affe	ected : 15%			
	Location	: Various	Corners Within Th	e Attic S _l	расе			
Plaster	30%			LIFE	* *	5	\$28,100	
Plaster	10%			LIFE	* *	5	\$9,400	

Mechanical	Current Repair		Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Utility Steam	100%		2038	* *	1				
	Other Observation, Exte	ent : Light, Area	Affected	: 100%					
	Location: Basement L	Channel Channel							
	Explanation : Steam P	rovided By Con	Edison						
Conversion Equipment									
Pres. Reducing	100%		2024	\$70,400	5	\$5,900			
Valve/LP Steam									
Distribution									
Hot Wtr Piping/Pump	10% Now	\$800	2027	\$16,600	4	\$500			
	Corroded, Extent : Mod Location : Mech Room		cted : 10	%					
Central Plant Steam	90% Now	\$485,600	2038	* *	4	\$4,400			
Piping/Pmp		,				, , , ,			
	Corroded, Extent : Seve	re, Area Affecte	d : 40%						
	Location : Throughout								
	Malfunctioning, Extent:		ffected :	10%					
	Location: Bms And Pneumatic Control System								
	Steam Traps Faulty, Ext		•						
	Location : Various Are								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Mechanical	Curren	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Terminal Devices	400/ 37	4.5 0.000	• • • • •	*					
Air Handler	40% Now	\$59,800	2023	\$597,700	1	\$22,300			
	Location: 3rd Fl	Moderate, Area Affe	ected: 30%	o .					
		oor Meen Room nt : Moderate, Area .	Affected .	5%					
		Pan, 3rd Floor Mech							
Air Handler	20%		2033	* *	1	\$12,400			
Convector/Radiator	10%		2026	\$56,900	1	\$3,200			
Fan Coil Unit/Heat	30%		2028	\$477,500	1	\$9,700			
	Other Observation	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Attic (Of 2nd Floor Gallery							
	Explanation : Re	heat Units							
ir Conditioning									
Energy Source District Chilled Water	100%		2038	* *	1				
District Cliffied water		, Extent : Light, Area			1				
	Location: W Win	-	Tijjeeteu	100/0					
		illed Water Comes F	rom W Wi	ng					
Distribution				-					
CW & CHW Wtr	100% Now	\$13,000	2028	\$129,600	4	\$4,900			
Pipe/Pump	C 115.	G 4 400 .	1 250/						
		Severe, Area Affecte Insate Line, 3rd Floo		om And Various	Other Ar	aas			
Terminal Devices	Locuiton . Conue	nsale Line, 3ra 1 100	i ween Ko	om Ana various	Jiner Ar	eus			
Air Handler/Cool/Ht	100% Now	\$59,600	2023	\$1,191,900	1	\$55,600			
7 III Transacti Cooli Ti		nt : Moderate, Area .				Ψ33,000			
	Location : Coils		55						
entilation									
Distribution									
Ductwork/Diffusers	100% Now	\$49,000	LIFE	* *	2-5	\$55,700			
		Light, Area Affected	: 5%						
	Location : Supply	Ducis Extent : Severe, Area	Affactad	60%					
	•	exieni . Severe, Area rs Are Inoperable, Ai			g Proper	dv			
Exhaust Fans	Bocarron . Boures	is the moperace, in	Bumper		STroper	·9			
Interior	80%		2023	\$302,500	2	\$2,500			
Roof	20% Now	\$35,300	2038	* *	2	\$500			
	Noisy/Vibrating, E.	xtent : Severe, Area A	Affected : .	20%					
	Location: Roof								
	On Extended Life,	Extent : Severe, Area	Affected .	: 20%					
	Location : Roof								
lumbing									
H/C Water Piping Brass/Copper	100% 0-2	¢70.200	2029	¢702 200	1				
	100% 0-2	\$79,200	2028	\$792,200	1				
Brass/Copper		Moderate, Area Affe		· ·					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Mechanical		Current Repair	Futu	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Water Heater				**		****		
Electric	10%		2023	\$9,400	4	\$100		
No Component	90%							
		servation, Extent : Light, Are	a Affectea	d : 0%				
	Location							
	Explana	ttion : Hot Water Comes Froi	n W Wing	7				
Sanitary Piping								
Cast Iron	100%)	LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%	1	LIFE	* *	1			
Fixtures								
Generic	100%	1						
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100% Location : G, 1, M, 2							
	Explana	tion : 1 Unit On Extended Li	fe Time A	nd Out Of Service	At The Ti	ime.		
Fire Suppression								
Standpipe								
Generic	100%		2038	* *	1-5	\$50,400		
Sprinkler								
No Component	80%)						
Generic	20%)	2048	* *	1-2	\$5,600		
Chemical System								
Generic	100%	1	2023	\$29,700	1-3	\$3,700		
	Other Obs	servation, Extent : Light, Are	a Affected	d : 100%				
	Location	n : Kitchen						
	Explana	tion : 1 Set						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$203,100	\$41,100
Interior Architecture		\$39,200
Mechanical	\$1,206,900	\$59,900
Total	\$1,410,000	\$140,100
Importance Code A	\$203,100	\$41,100
Importance Code B	\$1,206,900	\$59,900
Importance Code C		\$39,200
Total	\$1,410,000	\$140,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$111,200	\$15,900	\$26,500	\$29,900
Importance Code A	\$12,800	\$200	\$200	\$7,300
Importance Code B	\$98,300	\$15,700	\$26,200	\$22,600
Importance Code C				
Total	\$111,200	\$15,900	\$26,500	\$29,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Architecture		Current F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$5,900	
Window Wall	70%			2038	* *	5	\$82,200	
Parapets								
Metal Rail	100%			2033	* *	5-10	\$78,300	
Roof								
IRMA/Protected	60%	Now	\$114,500	2038	* *			
Membrane								
			xtent : Moderate, A	Area Affe	ected : 10%			
			nbers Lounge					
			: Moderate, Area	Affected	: 50%			
	Location	: Roofs C-	1, C-4					
Modified Bitumen	35%	Now	\$11,400	2033	* *			1
	Ponding, 1	Extent : Sev	ere, Area Affected	: 20%				
	Location	: Roof C-2	•					
Skylight, Plastic	5%			2041	* *	1		
terior								
Floors								
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	
Interior Walls								
Gypsum Board	50%			LIFE	* *	5	\$39,200	
Plaster	25%			LIFE	* *	5	\$9,800	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings								
Exposed Concrete	35%			LIFE	* *	5	\$3,700	
Gypsum Board	15%			LIFE	* *	5	\$12,800	
Plaster	50%			LIFE	* *	5	\$21,300	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2038	* *	1		
	Other Obse	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Basement D Tunnel					
	Explanat	ion : Steam Provided By Con	Edison				
Conversion Equipment							
Heat Exchanger, Plate &	10%		2024	\$7,100	1	\$2,300	
Frame							
Pres. Reducing	90%		2031	* *	5	\$2,500	
Valve/LP Steam	-					7 7	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Distribution Hot Wtr Piping/Pump	10% Now Corroded, Extent : Moderate, A Location : 4th Floor Mechan		4 \$200	
Central Plant Steam Piping/Pmp	90% Now \$3 Corroded, Extent: Moderate, A Location: Various Areas Malfunctioning, Extent: Seven Location: Bms And Pneuman	e, Area Affected : 10%	4 \$2,000	
Terminal Devices Air Handler	80% Now \$2 Leak Evident, Extent : Modera Location : Coil Connections	27,600 2023 \$552,000 te, Area Affected : 5%	1 \$20,600	
Air Handler	10%	2036 **	1 \$2,900	
Convector/Radiator	10%	2033 **	1 \$1,500	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Extent: Lig Location: Basement Explanation: Chilled Water	-	1	
Distribution CW & CHW Wtr Pipe/Pump	100% 0-2 S Corroded, Extent: Moderate, Location: Throughout	\$3,000 2028 \$59,900 Area Affected : 15%	4 \$2,300	
Terminal Devices Air Handler/Cool/Ht Air Handler/Cool/Ht	90% 10%	2023 \$495,300 2036 **	1 \$25,700 1 \$2,900	
Ventilation Distribution Ductwork/Diffusers	100% Now \$2 Faulty Air Intake, Extent: Seve Location: Louvers Are Inope Unbalanced System, Extent: M Location: Throughout	erable, Throughout	2-5 \$25,700	
Exhaust Fans Interior Roof	70% 30% Now \$2 Corroded, Extent: Moderate, 2 Location: Roof	2023 \$122,200 24,400 2038 ** Area Affected : 20%	2 \$1,000 2 \$300	
Plumbing H/C Water Piping Brass/Copper	100%	2038 **	1	
Sanitary Piping Cast Iron	100%	LIFE **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A.	rea Affected : 100%				
	Location: Ground, 1st, Mezzanine,	, 2nd To 4th Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$23,300	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$2,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,111,800	\$923,800
Interior Architecture	\$109,100	\$926,900
Mechanical	\$505,500	\$140,600
Total	\$1,726,500	\$1,991,300
Importance Code A	\$1,111,800	\$923,800
Importance Code B	\$577,000	\$645,300
Importance Code C	\$37,700	\$422,200
Total	\$1,726,500	\$1,991,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$218,400	\$43,700	\$95,600	\$651,700
Importance Code A	\$114,500	\$900	\$900	\$1,400
Importance Code B	\$103,900	\$42,800	\$94,700	\$650,300
Total	\$218,400	\$43,700	\$95,600	\$651,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : Light, Area Location : West Facade	і Ајјестеа	: 100%			
	Explanation: This Is Actually An Eifs	Assamble	.,			
Windows	Explanation . This is Actually An Etys	Assembl	<u>v</u>			
Aluminum	30%	2044	* *	5	\$1,000	
Bronze/Brass	70%	2036	* *	5	\$14,500	
Parapets	7070	2030			Ψ11,500	
Masonry: Limestone	60%	LIFE	* *	5	\$5,300	
Metal Rail	40%	2041	* *	5-10	\$50,600	
Roof						
IRMA/Protected Membrane	40%	2033	* *	10	\$42,900	
	Paver Block Ballast, Extent : Moderate Location : Flat Sections	, Area Afj	fected : 100%			
Metal Panel	30% Now \$25,800 Deformed/Dented, Extent: Moderate, A Location: Various Locations Through Seams Open/Split, Extent: Moderate, A Location: Various Locations Through Other Observation, Extent: Light, Area Location: Throughout Explanation: Original Monel Panels.	hout Irea Affec hout I Affected	eted : 15%			
Skylight, Plastic	5%	2041	**	1		
Sloped Glazing	25% Now \$1,068,900 Broken/Missing Elements, Extent: Moa Location: Attic Over Domes In Entry Corrosion/Rusting, Extent: Severe, Are Location: Drip Channel, Mullions, F. Glazing Broken/Cracked, Extent: Sever Location: Throughout	Foyer ea Affected rames re, Area A	d : 60%	5	\$357,700	1

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2307

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			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	
	_	Crumbling, : Mezzanir	Extent : Moderate ie	, Area Aj	ffected : 10%			
Terrazzo	50%			LIFE	* *	5	\$105,800	
Vinyl Tile	5%			2028	\$130,700	3	\$5,100	
Wood	5%			2043	* *	5	\$25,400	
Interior Walls								
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	
Ceilings								
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	
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%		-	
	Location	: Buddha (Gallery					

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2038	* *	1		
	Other Obs	ervation, Extent : I	Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Steam Provid	led By Con	Edison				
Conversion Equipment			·					
Heat Exchanger, Plate &	10%	2-4	\$27,700	2043	* *	1	\$8,100	
Frame								
	Other Obs	ervation, Extent : I	Moderate, 2	Area Affe	cted : 10%			
	Location	: Basement Steam	Room					
	Explanat	ion : Old Unit						
Pres. Reducing Valve/LP Steam	90%			2031	* *	5	\$9,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution (P)	100/			2026	* *	4	фооо	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	10% 90%	Now	\$146,500	2036 2038	* *	4 4	\$900 \$8,000	
1 iping/1 inp	Leak Evide	ent, Extent	: Moderate, Area	Affected .	5%			
	Location	: Vacuum	Condensate Pump	And Pip	ing, Various Areas	•		
			nt : Severe, Area A					
			Pneumatic Contro	-				
		ps Faulty, 1 : Various 1	Extent : Moderate,	Area Afj	tected: 10%			
Terminal Devices	Location	: various .	Areas					
Air Handler	100%	Now	\$270,400	2033	* *	1	\$100,700	
			: Moderate, Area		: 10%	-	Ψ100,700	
	Location	: Coil Con	nections, Various	Areas				
			nt : Moderate, Are	a Affecte	d : 5%			
			tic Control System					
	Other Obs Location		Extent : Severe, Are	ea Affecte	ed : 10%			
			eating Davice In A	ttic Can	sing Condensate W	Vator Dri	ns From	
	Ductwor		eating Device In A	ии, Сии	sing Condensate n	rater Dri	ps 140m	
Air Conditioning								
Energy Source	1000/			2020	* *			
District Chilled Water	100%	arvation F	Extent : Light, Area	2038		1		
		: W Wing		Ајјестеи	. 100/0			
		_	ed Water Comes F	rom W W	ing			
Distribution	•							
CW & CHW Wtr	100%	Now	\$23,500	2038	* *	4	\$8,900	
Pipe/Pump	C 1.1	F	1 100	1 200/				
		Extent : Se : Through	evere, Area Affecte out	a : 30%				
		_	oui nt : Severe, Area A	ffected ·	5%			
		-	l Pneumatic Contro					
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	* *	1	\$111,900	
			xtent : Moderate, .		ected : 20%			
		_	out 1st And 2nd Fl		***			
37 - ('1-, '	Explanai	ion : Lack	Of Air Conditionir	ig In Thi	s Wing According	To Statio	nary Engineer	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%	Now	\$88,600	LIFE	* *	2-5	\$100,900	
Date. olk Dillusois			tent : Severe, Area		' : 5%	2 3	Ψ100,200	
	-		Are Inoperable, Th					
		-	Extent : Moderate,	Area Afj	fected : 5%			
	Location	: Through	out					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	70%	2033	* *	2	\$3,900		
Roof	30%	2028	\$95,800	2	\$1,700		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2038	* *	1			
Water Heater							
Electric	20%	2027	\$33,900	4	\$200		
No Component	80%						
	Other Observation, Extent : Light	t, Area Affected : 0%	6				
	Location:						
	Explanation : Hot Water Comes	From W Wing					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light Location : Ground 1st To 5th Fl Explanation : 1 Unit	**	%				
Escalators	· · · · · · · · · · · · · · · · · · ·						
Over 20' Rise	40%	LIFE	* *				
	Other Observation, Extent : Light Location : Ground To 1st Floor Explanation : 1 Unit	t, Area Affected : 30	%				
Under 20' Rise	60%	LIFE	* *				
	Other Observation, Extent : Light Location : 1st Floor To 1Mezza. Explanation : 2 Units						
Fire Suppression	-						
Standpipe							
Generic	100%	2038	* *	1-5	\$91,200		
Sprinkler							
No Component	80%						
Generic	20%	2048	* *	1-2	\$10,100		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,238,600	\$973,000
Interior Architecture		\$268,000
Mechanical	\$2,108,300	\$992,700
Total	\$3,347,000	\$2,233,700
Importance Code A	\$1,238,600	\$973,000
Importance Code B	\$2,108,300	\$1,133,200
Importance Code C		\$127,500
Total	\$3,347,000	\$2,233,700

Importance Code C	\$79,900	\$9,200	φ01,000	\$31,200
Importance Code B	\$64,000 \$79,900	\$29,200	\$61,800	\$51,200
Importance Code A	\$64,000	\$600	\$600	\$600
Total	\$143,900	\$39,000	\$62,400	\$51,700
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Mechanical	\$50,200	\$17,100	\$54,100	\$18,300
Interior Architecture	\$25,100	\$13,600		\$25,100
Exterior Architecture	\$60,300			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

rchitecture		Current Repa	ir	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick		Now	\$102,500	LIFE	**	5	\$15,000	
		Miss/Erod, Ex		e, Area A	Affected: 25%			
		: Bulkheads, C	•	150/				
		xtent : Light, A : West Facade	rea Affectea :	15%				
	-	Growth, Exten : Air Shaft	t : Moderate, .	Area Affe	ected : 15%			
		acks, Extent : 1 : South Facade		a Affecte	ed: 10%			
	Worn/Eroa	led, Extent : Mo	oderate, Area	Affected .	: 20%			
				00	Of Auditorium			
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	
		Rusting, Extent : Courtyard	: Moderate, 2	1rea Affe	cted : 25%			
	Deteriorate	ed Finish, Exte	nt : Moderate,	Area Afj	fected : 50%			
	Location	: Courtyard						
	-	Inefficient, Exto : Courtyard	ent : Moderate	e, Area A	ffected : 50%			
Parapets								
Masonry: Brick	28%	0-2	\$2,500	LIFE	* *	5	\$1,900	
		xtent : Light, A		15%				
	Location	: Auditorium P	arapets					
Masonry: Limestone	70%			LIFE	* *	5	\$6,000	
Masonry: Limestone	2%			LIFE	* *	5	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Architecture	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
IRMA/Protected Membrane	40% 0-2	\$14,700	2028	\$294,800			
	Insul Miss/Displaced, I		, Area Aff	ected : 20%			
	Location : Above Egy						
	Split/Cracked, Extent:		Affected :	25%			
	Location : Pavers Thi	roughout					
Metal Panel	25%		2026	\$260,700	10	\$37,300	
	Other Observation, Ext		1rea Affec	ted : 100%			
	Location : Throughor						
	Explanation : Origina		Assebly B		!		
Sloped Glazing	35% Now	\$1,136,200	LIFE	* *	5	\$380,200	
	Condensation Present,	Extent : Severe, 2	Area Affec	ted : 30%			
	Location : Attic						
	Corrosion/Rusting, Ext		-				
	Location : Throughou						
	Cracking/Crumbling, E		, Area Aff	ected : 40%			
	Location : Throughou						
	Water Penetration, Ext	ent : Moderate, A	rea Affect	ed: 30%			
	Location : Attic	16.1	1 00	1 1000/			
	Other Observation, Ext	ent : Moderate, A	irea Affec	ted: 100%			
	1 0 1						
	Location: Over Attic	. I. C	. 1.01	4 11 1	C :1	1D 111 C1	
	Explanation: This Co	omponent Is Corr	ugated Gl	ass. Assembly Is	Consider	ed Beyond Useful	
nterior		omponent Is Corr	ugated Gl	ass. Assembly Is	Consider	ed Beyond Useful	
	Explanation: This Co	omponent Is Corr	ugated Gl	ass. Assembly Is	Consider	ed Beyond Useful	
Floors	Explanation: This Co	omponent Is Corr	ugated Gl	ass. Assembly Is		red Beyond Useful \$87,500	
	Explanation : This Co Life	omponent Is Corr		·	Consider 3 5		
Floors Carpet	Explanation : This Co Life 25%	omponent Is Corr	2027	\$633,600	3	\$87,500	
Floors Carpet Ceramic Tile	Explanation : This Co Life 25% 5%	omponent Is Corr	2027 2037	\$633,600	3 5	\$87,500 \$8,700	
Floors Carpet Ceramic Tile Granite Panels	Explanation: This Co Life 25% 5% 30%	omponent Is Corr	2027 2037 LIFE	\$633,600 ** **	3 5 5	\$87,500 \$8,700 \$39,400	
Floors Carpet Ceramic Tile Granite Panels Marble Panels	Explanation: This Control Life 25% 5% 30% 10%	omponent Is Corr	2027 2037 LIFE LIFE	\$633,600 ** ** **	3 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate	Explanation : This Co Life 25% 5% 30% 10% 5%	omponent Is Corr	2027 2037 LIFE LIFE LIFE	\$633,600 ** ** ** **	3 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo	Explanation: This Co Life 25% 5% 30% 10% 5% 10% 15%	omponent Is Corr	2027 2037 LIFE LIFE LIFE LIFE	\$633,600 ** ** ** **	3 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile	Explanation: This Co Life 25% 5% 30% 10% 5% 10% 15%	omponent Is Corr	2027 2037 LIFE LIFE LIFE LIFE	\$633,600 ** ** ** **	3 5 5 5 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board	Explanation: This Control Life 25% 5% 30% 10% 5% 10% 15%	omponent Is Corr	2027 2037 LIFE LIFE LIFE 2033 2037 LIFE	\$633,600 ** ** ** ** **	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100 \$18,500 \$44,300	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster	Explanation: This Co Life 25% 5% 30% 10% 5% 10% 15%	omponent Is Corr	2027 2037 LIFE LIFE LIFE LIFE 2033	\$633,600 ** ** ** ** **	3 5 5 5 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Ceilings	Explanation: This Collife 25% 5% 30% 10% 5% 10% 15% 5% 20% 75%	omponent Is Corr	2027 2037 LIFE LIFE LIFE 2033 2037 LIFE LIFE	\$633,600 ** ** ** ** ** **	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100 \$18,500 \$44,300	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Ceilings Glass: Susp Panels	Explanation: This Control Life 25% 5% 30% 10% 5% 10% 15% 5% 20% 75%	omponent Is Corr	2027 2037 LIFE LIFE LIFE 2033 2037 LIFE LIFE	\$633,600 ** ** ** ** ** **	3 5 5 5 5 5 3	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100 \$18,500 \$44,300 \$83,100	
Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Ceilings Glass: Susp Panels Gypsum Board	Explanation: This Control Life 25% 5% 30% 10% 5% 10% 15% 5% 20% 75%	omponent Is Corr	2027 2037 LIFE LIFE LIFE 2033 2037 LIFE LIFE LIFE	\$633,600 ** ** ** ** ** **	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100 \$18,500 \$44,300	
Floors Carpet Ceramic Tile Granite Panels Marble Panels Slate Terrazzo Vinyl Tile Interior Walls Ceramic Tile Gypsum Board Plaster Ceilings Glass: Susp Panels	Explanation: This Control Life 25% 5% 30% 10% 5% 10% 15% 5% 20% 75%	omponent Is Corr	2027 2037 LIFE LIFE LIFE 2033 2037 LIFE LIFE	\$633,600 ** ** ** ** ** **	3 5 5 5 5 5 3	\$87,500 \$8,700 \$39,400 \$13,100 \$9,300 \$13,700 \$13,100 \$18,500 \$44,300 \$83,100	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			• • • • •				
Utility Steam	100%	.: F		2038	**	1		
			xtent : Light, Area t D Channel	Ајјестеа	: 100%			
			Provided By Con	Edison				
Conversion Equipment	1							
Heat Exchanger, Plate & Frame	10%			2031	* *	1	\$5,800	
Pres. Reducing Valve/LP Steam	90%			2031	* *	5	\$6,200	
Distribution								
Hot Wtr Piping/Pump	Corroded,	Now Extent: Se : Basement	\$1,900 vere, Area Affecte t	2027 d : 10%	\$19,400	4	\$600	
Central Plant Steam Piping/Pmp	90%	Now	\$378,500	2038	* *	4	\$5,200	
		Extent : Se : Througho	vere, Area Affecte out	d : 30%				
	Insul. Dete	_	Extent : Moderate,	Area Afj	fected : 5%			
		_	nt : Severe, Area A	ffected :	5%			
	-	_	Pneumatic Contro					
Terminal Devices				<u> </u>				
Air Handler		Now	\$17,500	2023	\$349,400	1	\$13,000	
			Severe, Area Affe					
		: Coils Coi	nnections, 1st Floo		nical Equipment R	loom		
Air Handler	60%			2036	* *	1	\$43,400	
Convector/Radiator	10%			2026	\$66,500	1	\$3,800	
Fan Coil Unit/Heat	10%			2023	\$186,100	1	\$3,800	
Air Conditioning								
Energy Source	1000/			2038	* *	1		
District Chilled Water			xtent : Light, Area			1		
		: W Wing I	sasement ed Water Comes Fi	rom W W	ling.			
Distribution	Елріана	ion . Chille	u muier Comes F	Om W W	ıng			
CW & CHW Wtr Pipe/Pump	100%	Now	\$45,500	2038	* *	4	\$5,800	
	Corroded,	Extent : Se	vere, Area Affecte	d : 60%				
			ged Inside The Pi		oughout			
			Extent : Severe, Ar	ea Affect	ted : 10%			
	Location	: Througho	out					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices	200/ 31	Ф12 000	2022	#270.700	1	#12 000	
Air Handler/Cool/Ht	20% Now Leak Evident, Extent	\$13,900	2023	\$278,700	1	\$13,000	
	Location : Coils Co		Ајјестеа :	370			
Air Handler/Cool/Ht	60%	miections	2026	* *	1	¢42,400	
Fan Coil - 4 Pipe	20%		2036 2023	\$581,800	1 1	\$43,400 \$7,600	
Ventilation	2070		2023	\$301,000	1	\$7,000	
Distribution							
Ductwork/Diffusers	100% Now	\$114,500	LIFE	* *	2-5	\$65,200	
	Faulty Air Intake, Ex			: 80%		****	
	Location : Louvers				g Proper	ly	
	Insul. Deteriorating,	Extent : Moderate,	Area Aff	fected : 15%			
	Location: Various	Areas					
Exhaust Fans							
Interior	50%		2036	* *	2	\$1,800	
Interior	30%		2023	\$132,600	2	\$1,100	
Roof	20%		2023	\$41,300	2	\$700	
Plumbing							
H/C Water Piping	1000/		•••	***			
Brass/Copper	100%		2028	\$926,200	1		
Water Heater	100/		2022	#10.000		#100	
Electric	10%		2023	\$10,900	4	\$100	
No Component	90%	7 1:1.4	100 1	00/			
	Other Observation, I Location :	Extent : Light, Area	Ајјестеа	: 0%			
	Explanation: Hot	Water Comes From	W Wina				
Sanitary Piping	Explanation : Hot	water Comes From	w wing				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
Non-Submersible	100%		2036	* *	4	\$2,500	
Fixtures	10070		2030		•	Ψ2,200	
Generic	100%						
Fire Suppression	20070						
Standpipe							
Generic	100%		2038	* *	1-5	\$58,900	
Sprinkler						*	
No Component	80%						
Generic	20%		2048	* *	1-2	\$6,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$190,300	\$154,400
Interior Architecture	\$56,700	\$35,900
Mechanical	\$852,700	\$471,600
Total	\$1,099,700	\$661,900
Importance Code A	\$190,300	\$154,400
Importance Code B	\$909,400	\$507,500
Total	\$1,000,700	\$661,000

Total \$1,099,700 \$661,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$126,900	\$17,800	\$60,200	\$21,900
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		
Total	\$126,900	\$17,800	\$60,200	\$21,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Architecture	C	urrent Repair	Future F	Replacement	M	aintenance	
ystem Component Type		ail Date Estimated Cos Years)	year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Masonry: Brick	Worn/Erodea	0-2 \$75,700 l, Extent : Moderate, Are East Facade		**	5	\$22,100	
Windows							
Aluminum	Location: Condensation	l Elements, Extent : Mode Various Locations Throu In Present, Extent : Mode	erate, Area A <u>f</u> ghout		5	\$2,400	
	Location:		1 100 1	500/			
	Location : 1	ble, Extent : Moderate, A	irea Ajjeciea .	: 30%			
		ration, Extent : Moderate	Area Affects	2d · 20%			
		ation, Extent : Moderate Clerstory Windows - Med		zu . 2070			
		ot Funct, Extent : Moder		ected : 100%			
	-	Drip Pan Overwhelmed -		. 10070			
Parapets							
Masonry: Brick	75%		LIFE	* *	5	\$600	
Masonry: Limestone	5%	Now \$2,100	LIFE	* *	5	\$100	
		coloring, Extent : Moder Cornices- North And Eas		cted : 40%			
Metal Rail	20%		2033	* *	5-10	\$2,900	
Roof							
IRMA/Protected Membrane		0-2 \$7,700		\$154,400			
	Location:	ss/Disp, Extent : Modera 4rea F-1 Roof					
	Insul Miss/Di Location : I	isplaced, Extent : Moder F-1 Roof	ate, Area Affe	ected : 20%			
Metal Panel	Location : I Water Penetr	usting, Extent : Moderate North And South Ends cation, Extent : Moderate	e, Area Affecte				
400		North And South Ends					
Modified Bitumen	30%		2033	* *	10	\$17,100	
terior							
Floors Carpet	25%		2027	\$277,300	3	\$38,300	
Carpet Ceramic Tile	23% 5%		2027	\$277,300 **	3 5	\$3,800	
Marble Panels	45%]	Now \$56,700		* *	5	\$25,800	
marore i aneis		umbling, Extent : Modero		cted : 5%	5	Ψ23,600	
Wood	25%		2043	* *	5	\$35,900	
Wood	25%		2043	* *	5	\$35,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Architecture	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

echanical	Current Repair		Futur	e Replacement	M	aintenance				
stem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ating	-									
Energy Source										
Utility Steam	100%			2038	* *	1				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Basement D Tunnel									
	Explanat	tion : Steam I	Provided By Con	Edison						
Conversion Equipment										
Heat Exchanger, Plate & Frame		Now	\$7,800	2043	* *	1	\$2,300			
			ent : Severe, Are							
	Location : Ground Floor Mechanical Equipment Room									
	Explanat	tion : 1 Unit (On Extended Life	And Lea	aking					
No Component	90%									
	Other Observation, Extent: Light, Area Affected: 0%									
	Location:									
	Explanat	tion : Steam (Comes From S W	ing						
Distribution										
Hot Wtr Piping/Pump		Now	\$100	2036	* *	4	\$300			
			ere, Area Affecte	d: 10%						
	Location	: Mechanica	l Room							
	90%	Now	\$16,600	2038	* *	4	\$2,300			
	Corroded, Extent: Severe, Area Affected: 30% Location: Throughout									
	Leak Evident, Extent : Severe, Area Affected : 5%									
	Location: Mechanical Room									
	Malfunctioning, Extent: Severe, Area Affected: 10%									
	Location : Temperature Control, The System Needs Upgrade									
Terminal Devices		1	,	-	15					
Air Handler	90%	Now	\$6,900	2023	\$68,800	1	\$25,600			
			ere, Area Affecte		400,000	-	+ ,			
			ed And Clogged,		ical Room					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Location : W Winş Explanation : Chi				1		
Distribution CW & CHW Wtr Pipe/Pump	100% Now	\$13,300	2028	\$66,300	4	\$2,500	
	Corroded, Extent: . Location: Throug Leak Evident, Exten Location: Variou	rhout nt : Severe, Area Affa					
Terminal Devices Air Handler/Cool/Ht	100%		2023	\$609,800	1	\$31,600	
Ventilation Distribution Ductwork/Diffusers		s Are Inoperable, Th tent : Moderate, Arc	hroughout		2-5	\$28,500	
Exhaust Fans Interior Roof	90% 10%		2023 2028	\$174,100 \$9,000	2 2	\$1,400 \$200	
Plumbing H/C Water Piping Brass/Copper	100%		2028	\$405,300	1	\$200	
Sanitary Piping Cast Iron	100% Other Observation, Location : Throug Explanation : Age	hout	LIFE Area Affec	* * ted : 100%	1		
Storm Drain Piping Cast Iron	100% Other Observation, Location : Throug Explanation : Age	Extent : Moderate, . thout	LIFE Area Affec	* * ted : 100%	1		
Sump Pump(s) Non-Submersible	100%		2028	\$8,300	4	\$1,100	
Fixtures Generic	100%						
Vertical Transport Elevators Hydraulic	100% Other Observation, Location : G, IN, Explanation : 1 U	1S, M, 2N, 2S	LIFE Affected :	**			

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$25,800	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$2,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$134,200	\$42,300
Interior Architecture	\$35,600	\$11,569,800
Mechanical	\$472,200	\$5,192,200
Total	\$642,000	\$16,804,400
Importance Code A	\$209,300	\$42,300
Importance Code B	\$432,800	\$5,291,400
Importance Code C		\$11,470,700
Total	\$642,000	\$16,804,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024

Total	\$176,000	\$60,800	\$187,400	\$125,000
Importance Code C				\$16,200
Importance Code B	\$139,900	\$59,500	\$166,900	\$105,700
Importance Code A	\$36,000	\$1,300	\$20,500	\$3,100
Total	\$176,000	\$60,800	\$187,400	\$125,000
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Mechanical	\$34,500	\$21,300	\$75,200	\$22,700
Interior Architecture	\$67,300		\$53,500	\$61,100
Exterior Architecture	\$34,700		\$19,200	\$1,700
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Architecture	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	20%	LIFE	* *	5	\$10,400	
Stucco Cement	65%	2041	* *	5	\$84,700	
	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location: Throughout	II A FIG A LI				
	Explanation : Material Is A					
Window Wall	15%	2048	* *	5	\$29,300	
Windows						
Aluminum	100%	2044	* *	5	\$3,500	
Parapets	-00/		ale ale	_	42.7 00	
Masonry: Brick	50%	LIFE	* *	5	\$3,500	
Masonry: Limestone	5%	LIFE		5	\$400	
	Staining/Discoloring, Extent : Location : Coping Stone Th		: 20%			
	Worn/Eroded, Extent: Moder					
	Location: Coping Stone Th.	00				
16 . 15 . 1			ale ale	7.10	0.55.0 00	
Metal Rail	45%	2041	* *	5-10	\$57,200	
Roof IRMA/Protected Membrane	90% Now 5	591,900 2033	* *			
	Broken Paver Blocks, Extent . Location: Throughout	Moderate, Area Affected	: 15%			
	Miss/Damaged Flashings, Ex Location : Throughout	tent : Light, Area Affected	: 15%			
	Paver Block Ballast, Extent : Location : Throughout	Moderate, Area Affected :	100%			
	Ponding, Extent: Moderate, Location: Roof G-1, South	**				
	Split/Cracked, Extent : Moder Location : Pavers Througho					
	Vegetation Growth, Extent : A Location : Seams Of Paver L	**	15%			
	Water Penetration, Extent : N Location : Roof G-1	loderate, Area Affected : I	10%			
Modified Bitumen	10%	2033	* *	10	\$4,500	
Interior						
Floors						
Carpet	40%		,155,500	3	\$159,500	
	Wrinkling, Extent : Moderate, Location : Second Floor	Area Affected : 10%				
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2020	* *	1		
Utility Steam	100%			2038	• •	1		
			xtent : Light, Area	Ајјестеа	: 100%			
			t D Channel	F 11				
	Explana	tion : 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 Obs	ervation, Ex	ktent : Severe, Are	a Affecte	ed : 80%			
	Location	: Steam Ro	om					
	Explana	tion : Old P	rv Units, Need To	Be Repla	aced Soon			
Distribution								
Hot Wtr Piping/Pump	50%	Now	\$11,000	2027	\$110,400	4	\$3,300	
			vere, Area Affected		loor Office Area A	nd Vanio	***	
		U				na vario	us	
		eni, Exieni : : Cross Ba	Severe, Area Affe v	ciea : 57	0			
	Malfunctio	oning, Exten	at : Severe, Area A	ffected :	5%			
	-	_	ure Control Syster	-				
Central Plant Steam Piping/Pmp		Now	\$119,800	2028	\$1,198,400	4	\$3,300	
1 2 1	Corroded,	Extent : Se	vere, Area Affected	d: 10%				
			ged Inside The Pip		ous			
	Malfunctio	oning, Exten	at : Severe, Area A	ffected :	5%			
	-	_	Pneumatic Contro	-				
	Steam Tra	ps Faulty, E	Extent : Severe, Arc	•				
	Location	: Various A	1reas					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				
Terminal Devices								
Air Handler	80%			2028	\$1,593,100	1	\$65,900	
Convector/Radiator	10%			2026	\$75,800	1	\$4,300	
Fan Coil Unit/Heat	10%			2023	\$212,100	1	\$4,300	
Air Conditioning								
Energy Source								
District Chilled Water	Location	: W Wing	Extent : Light, Area Basement ed Water Comes Fi			1		
Distribution	Елринии	ion . Chili	ea water comes in	om w w	ıng			
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,500	2028	\$172,700	4	\$6,600	
		eriorating, : Various	Extent : Moderate, Areas	Area Af	fected : 5%			
Terminal Devices		_				_		
Air Handler/Cool/Ht	100%			2028	\$1,588,300	1	\$82,400	
Ventilation								
Distribution	1000/	3.7	Φ.C.T. 2 000	LIDE	* *	2.5	Φ 7.4.2 00	
Ductwork/Diffusers		Now	\$65,200	LIFE		2-5	\$74,300	
	-		tent : Moderate, Ai Are Inoperable, Ai			a Propar	·la,	
Exhaust Fans	Locuiton	. Louvers	Are moperable, Al	ГВитре	rs Are wor working	grroper	iy	
Interior	90%			2028	\$453,500	2	\$3,700	
Roof	10%			2028	\$23,500	2	\$400	
Plumbing	1070			2020	\$23,300		Ψτου	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater	10070							
Electric	20%			2023	\$25,000	4	\$200	
No Component	80%				,	-	+	
1		ervation, E	Extent : Light, Area	Affected	: 0%			
	Location	:						
	Explanat	tion : Hot l	Water Comes From	W				
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	
Vertical Transport Elevators								
Geared Traction	100%			LIFE	* *			
	Location	: 2 Units I	Extent : Light, Area From G, 1-5, 1 Ur					
	Explanai	tion: 3 Un	its					

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING G

Asset #: 2319

Mechanical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$67,200	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$7,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,632,900	\$925,800
Interior Architecture		\$305,500
Mechanical	\$374,300	\$2,622,800
Total	\$2,007,200	\$3,854,100
Importance Code A	\$1,632,900	\$925,800
Importance Code B	\$374,300	\$2,745,000
Importance Code C		\$183,300
Total	\$2,007,200	\$2 954 100

Total	\$2,007,200	\$3,854,100

\$89,300	\$46,400	\$113,700	\$49,500
	\$9,000		
\$48,500	\$37,400	\$113,700	\$48,300
\$40,800			\$1,200
\$89,300	\$46,400	\$113,700	\$49,500
\$14,800	\$14,800	\$14,800	\$14,800
\$22,000	\$18,300	\$52,900	\$18,300
\$15,100	\$13,300	\$46,000	\$15,100
\$37,400			\$1,200
FY 2021	FY 2022	FY 2023	FY 2024
	\$37,400 \$15,100 \$22,000 \$14,800 \$89,300 \$40,800 \$48,500	\$37,400 \$15,100 \$22,000 \$18,300 \$14,800 \$14,800 \$46,400 \$40,800 \$48,500 \$37,400 \$9,000	\$37,400 \$15,100 \$13,300 \$46,000 \$22,000 \$18,300 \$52,900 \$14,800 \$14,800 \$14,800 \$89,300 \$46,400 \$113,700 \$40,800 \$48,500 \$37,400 \$113,700 \$9,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	l							ı
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%		\$5,400	LIFE	* *	5	\$300	
			, Extent : Moderai	e, Area A	Affected : 25%			
	Location	: Coping						
	_	Deteriorated 1 : Coping	d, Extent : Modera	te, Area	Affected : 25%			
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% Condensa		\$1,632,900 t, Extent : Moderat	LIFE te, Area 2	* * Affected : 50%	5	\$819,600	
	Location	: Astor Co	urt And Throughor	ıt				
			ctent : Moderate, A And Supports Thr		ected : 35%			
	Glazing B		ked, Extent : Mode	_	ea Affected : 15%			
		-	ctent : Moderate, A	1rea Affe	ected : 10%			
			ce, Astor Court	55				
	Other Obs	_	xtent : Moderate, A	Area Affe	ected : 100%			
		0						

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

rchitecture	Current Repair	Future Replacement	N	laintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
terior			•		
Floors	1.70/			4.7.1 000	
Carpet	15% Recent Installation, Extent: Light, A	2027 \$375,90 Area Affected : 5%	0 3	\$51,900	
	Location : Islamic Wing	35			
Ceramic Tile	5%	2037 *	* 5	\$8,700	
Mosaic Tile	3%	2045 *		\$13,000	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 100%			
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 *	3	\$18,000	
Gypsum Board	45%	LIFE *	3	\$97,000	
Marble Panels	7%	LIFE *	*		
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 25%			
Plaster	23%	LIFE *	* 5	\$24,800	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 5%			
Plaster	17%	LIFE *	* 5	\$18,300	
Wood	3%	LIFE *	* 5	\$43,100	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 100%			
Ceilings					
AcousTileSusp.Lay-In	25%	2033 *	3	\$43,300	
Exposed Struc: Wood	2%	LIFE *	*		
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 100%			
Glass: Susp Panels	10%	LIFE *	*		
•	Water Penetration, Extent : Modera Location : Attic Space				
Gypsum Board	15%	LIFE *	* 5	\$32,400	
Plaster	23%	LIFE *		\$24,900	
Plaster	17%	LIFE *		\$18,400	
Plaster	3%	LIFE *	* 5	\$3,200	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing				
Wood	5%	LIFE *	* 5	\$75,700	
				2.2,.30	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

System Component Type Heating Energy Source Utility Steam 100% Location: Basement D Channel Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Basement D Channel Explanation: Steam Room Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Basement Steam Room	rted Cost Priority \$6,900
Energy Source Utility Steam 100% 2038 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Basement D Channel Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Utility Steam 100% 2038 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Basement D Channel Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Other Observation, Extent: Light, Area Affected: 100% Location: Basement D Channel Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Location: Basement D Channel Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Explanation: Steam Provided By Con Edison Conversion Equipment Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Conversion Equipment Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
Pres. Reducing 100% 2041 ** 5 Valve/LP Steam Recent Replace Evident, Extent: Light, Area Affected: 100%	\$6,900
* * * * * * * * * * * * * * * * * * * *	
Location: Basement Steam Room	
Other Observation, Extent : Light, Area Affected : 100%	
Location : Steam Room Explanation : With 3 New Heat Exchangers	
Distribution	
	\$3,400
	\$3,400
Corroded, Extent : Severe, Area Affected : 50% Location : Throughout	
Leak Evident, Extent : Moderate, Area Affected : 3% Location : Condensate Line.	
Malfunctioning, Extent : Severe, Area Affected : 10% Location : Bms And Pneumatic Control System	
Terminal Devices	
	64,300
Recent Replace Evident, Extent : Light, Area Affected : 90% Location : Attic And Basement	
	\$3,700
Air Conditioning	
Energy Source District Chilled Water 90% 2038 ** 1	
Other Observation, Extent : Light, Area Affected : 90% Location : W Wing Basement	
Explanation : Chilled Water Comes From W Wing	
Electricity 10% 2036 ** 1	
Conversion Equipment Interior Pkg Unit - 10% 2026 \$459,400 2	\$700
Cooling	
R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Various	
No Component 90%	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Mechanical	Current Repair		Future	Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	90% Now	\$2,700	2038	* *	4	\$5,100		
	Corroded, Extent : S Location : Through	***	d : 40%					
No Component	10%							
Terminal Devices Air Handler/Cool/Ht	90%		2036	* *	1	\$64,300		
No Component Ventilation	10%							
Distribution Ductwork/Diffusers	100%		LIEE	* *	2.5	\$64.500		
Exhaust Fans	100%		LIFE		2-5	\$64,500		
Exhaust Fans Interior	100%		2036	* *	2	\$3,500		
Plumbing	10070		2030			ψ3,500		
H/C Water Piping Brass/Copper	100%		2028	\$915,800	1			
Water Heater Electric	10%		2023	\$10,800	4	\$100		
No Component	90% Other Observation, I Location :			: 0%				
G :: P: :	Explanation: Hot	Water Comes From	W Wing					
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%		2036	* *	4	\$2,400		
Fixtures								
Generic	100%							
Vertical Transport Elevators								
Geared Traction	40% Other Observation, I Location : B, G, 1- Explanation : 1 Un	3	LIFE Affected	* * : 40%				
Hydraulic	60% Other Observation, I Location: 1-2 Explanation: 2 Un		LIFE Affected	**				
Fire Suppression Standpipe								
Generic	100%		2038	* *	1-5	\$58,300		
Sprinkler No Component	80%		2010					
Generic	20%		2048	* *	1-2	\$6,500		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,600	\$743,400
Interior Architecture		\$110,200
Mechanical	\$97,400	\$2,135,500
Total	\$139,000	\$2,989,100
Importance Code A	\$94,400	\$743,400
Importance Code B	\$44,700	\$2,172,000
Importance Code C		\$73,700
Total	\$139,000	\$2,989,100

Exterior Architecture \$13,100 Interior Architecture \$22,100 \$31,500 \$3 Mechanical \$82,100 \$11,200 \$41,600 \$3 Total \$117,300 \$11,200 \$73,100 \$5 Importance Code A \$13,100 \$1 <th>Total</th> <th>\$117,300</th> <th>\$11,200</th> <th>\$73,100</th> <th>\$519,200</th>	Total	\$117,300	\$11,200	\$73,100	\$519,200
Exterior Architecture \$13,100 Interior Architecture \$22,100 \$31,500 \$3 Mechanical \$82,100 \$11,200 \$41,600 \$5 Total \$117,300 \$11,200 \$73,100 \$5 Importance Code A \$13,100 \$6 \$1 <td>Importance Code C</td> <td></td> <td></td> <td></td> <td></td>	Importance Code C				
Exterior Architecture \$13,100 Interior Architecture \$22,100 \$31,500 \$5 Mechanical \$82,100 \$11,200 \$41,600 \$ Total \$117,300 \$11,200 \$73,100 \$5	Importance Code B	\$104,200	\$11,200	\$73,100	\$516,300
Exterior Architecture \$13,100 Interior Architecture \$22,100 \$31,500 \$5 Mechanical \$82,100 \$11,200 \$41,600 \$5	Importance Code A	\$13,100			\$2,900
Exterior Architecture \$13,100 Interior Architecture \$22,100 \$31,500 \$5	Total	\$117,300	\$11,200	\$73,100	\$519,200
Exterior Architecture \$13,100	Mechanical	\$82,100	\$11,200	\$41,600	\$14,300
	Interior Architecture	\$22,100		\$31,500	\$504,300
EXPENSE FY 2021 FY 2022 FY 2023 F	Exterior Architecture	\$13,100			\$700
	EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
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	
Windows							· ,	
Aluminum	25%			2044	* *	5	\$1,400	
Bronze/Brass	75%			2036	* *	5	\$26,300	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	\$400	
Masonry: Limestone	75%			LIFE	* *	5	\$1,900	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Roof								
IRMA/Protected Membrane	60%	0-2	\$41,600	2028	\$416,300			
		/Displaced : At Roof I	, Extent : Moderate Drains	e, Area A	ffected : 15%			
	Paver Blo	-	Extent : Moderate,	Area Af	fected : 100%			
		-						
	Vacatation	Growth I	Extant : Modorata	Area Aff	acted · 20%			
			Extent : Moderate, .	Area Aff	ected : 20%			
	Location	: Joint Lin	es					
	Location Worn/Eroc	: Joint Lin ded, Extent		Affected				
Sloped Glazing	Location Worn/Eroc	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected		5	\$327,200	
Sloped Glazing	Location Worn/Eroc Location	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out	: 20%	5	\$327,200	
	Location Worn/Eroc Location	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out	: 20%	5	\$327,200	
terior	Location Worn/Eroc Location	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out	: 20%	5	\$327,200 \$67,300	
terior Floors	Location Worn/Eroc Location 40%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE	**			
terior Floors Carpet	Location Worn/Erod Location 40%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024	* * * * \$487,400	3	\$67,300	
terior Floors Carpet Marble Panels	Location Worn/Erod Location 40% 30% 25%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE	** \$487,400 **	3 5	\$67,300 \$21,000	
terior Floors Carpet Marble Panels Terrazzo	Location Worn/Erod Location 40% 30% 25% 15%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE	** \$487,400 ** **	3 5 5	\$67,300 \$21,000 \$13,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls	Location Worn/Erod Location 40% 30% 25% 15%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE	** \$487,400 ** **	3 5 5	\$67,300 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board	Location Worn/Erod Location 40% 30% 25% 15% 30%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043	** \$487,400 ** **	3 5 5 5	\$67,300 \$21,000 \$13,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls	Location Worn/Erod Location 40% 30% 25% 15% 30% 50%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE	** \$487,400 ** ** **	3 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone	Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 25%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE	** \$487,400 ** ** ** **	3 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster	Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 55% 5%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE	** \$487,400 ** ** ** ** **	3 5 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels	Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 55% 5%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE	** \$487,400 ** ** ** ** **	3 5 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings AcousTileSusp.Lay-In	30% 25% 30% 25% 25% 25% 20%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE	** \$487,400 ** ** ** ** **	3 5 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings	10% Location Worn/Eroc Location 40% 30% 25% 15% 30% 50% 25% 5% 10%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE 2041	** \$487,400 ** ** ** ** ** **	3 5 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings AcousTileSusp.Lay-In Glass: Susp Panels	10% 10%	: Joint Lin ded, Extent : Various	es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIF	** \$487,400 ** ** ** ** ** ** **	3 5 5 5 5	\$67,300 \$21,000 \$13,100 \$63,100 \$73,700 \$14,700	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	4000/			• • • •				
Utility Steam	Location	servation, E n : Basemer	Extent : Light, Area at D Channel n Provided By Con		**!: 100%	1		
Conversion Equipment Pres. Reducing	100%	ı		2024	\$52,800	5	\$4,500	
Valve/LP Steam	Location	n : Basemer	Extent : Light, Area nt es The Prv With K		! : 100%			
Distribution Central Plant Steam Piping/Pmp		Now	\$27,000	2038	* *	4	\$3,700	
1 2 1	-	-	nt : Moderate, Are l Pneumatic Contr					
Terminal Devices								
Air Handler	80%)		2028	\$896,100	1	\$37,100	
Convector/Radiator	10%	ı		2033	* *	1	\$2,400	
Fan Coil Unit/Heat	10%)		2028	\$119,300	1	\$2,400	
Air Conditioning								
Energy Source	1000/			• • • •	de de			
District Chilled Water			Extent : Light, Area Basement	2038 Affected	**!: 100%	1		
	Explana	tion : Chill	ed Water Comes F	rom K W	ing			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$4,900	2038	* *	4	\$3,700	
		, Extent : M n : Various	loderate, Area Affe	ected : 20	%			
Terminal Devices Air Handler/Cool/Ht	Leak Evia		\$44,700 : Moderate, Area . Innections, Various	00	\$893,400	1	\$41,700	
Ventilation								
Distribution Ductwork/Diffusers	Faulty Air		\$14,700 tent : Moderate, A Are Inoperable, Vo			2-5	\$41,800	
Exhaust Fans	Locuitor	. Louvers	III e Inoperaoie, v	ni 10113 /11				
Interior	80%	1		2028	\$226,700	2	\$1,800	
Roof	20%			2028	\$26,500	2	\$500	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Mechanical	chanical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping Brass/Copper	100% 0-2 Corroded, Extent : Mode	\$29,700 2038	**	1		
	Location : Basement	eraie, mea myeciea . 5.				
Water Heater						
Electric	20%	2023	\$14,000	4	\$100	
No Component	80%					
_	Other Observation, Exte	nt : Light, Area Affected	d: 0%			
	Location:					
	Explanation: Hot Wat	er Comes From W Wing	7			
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	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$37,800	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$4,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$782,700	\$1,525,900
Interior Architecture	\$50,600	\$499,400
Mechanical	\$348,700	\$5,543,200
Total	\$1,182,000	\$7,568,500
Importance Code A	\$897,000	\$1,525,900
Importance Code B	\$285,000	\$5,791,000
Importance Code C		\$251,600
Total	\$1,182,000	\$7,568,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$130,800	\$74,500	\$154,800	\$93,300
Importance Code A	\$52,200	\$900	\$4,900	\$6,900
Importance Code B	\$78,500	\$73,600	\$149,900	\$86,400
Total	\$130,800	\$74,500	\$154,800	\$93,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Granite	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	50%	Now	\$30,100	2028	\$601,200			
Membrane			Extent : Moderate,	Area Af	fected : 100%			
		: Flat Roo						
	~		: Moderate, Area		: 20%			
	Location	: Various	Locations Through	out				
	_		Extent : Moderate,	Area Aff	ected : 15%			
	Location	: Joint Lin	es					
Metal Panel	20%			2026	\$340,300	10	\$39,000	
			xtent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Origi	nal Monel Panels,	Materia	Beyond Its Useful	l Life		
Sloped Glazing	20%	Now	\$564,900	LIFE	* *	5	\$283,500	
	Condensa	tion Presen	t, Extent : Modera	te, Area .	Affected : 60%			
	Location	: Attic Spa	ice					
	Corrosion	/Rusting, E	xtent : Severe, Are	a Affecte	d : 50%			
	Location	: Mullions	And Structural Su	pports				
		Inefficient, : Through	Extent : Severe, A out	rea Affe	cted : 100%			
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Atiic Spa	ice					
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Through		33				
			igated Glass. Mate	erial Con	nponent Bevond Us	seful Life		
Sloped Glazing		Now	\$141,200	LIFE	**	5	\$141,800	
Stoped Glazing			t, Extent : Modera		Affected · 15%	3	\$171,000	
			lass Vault Above (
			ent : Moderate, Are		-			
			m . Moderate, Are Above Greek And					
nterior	230411011				8			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
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		
Ceilings									
Glass: Susp Panels	50%			LIFE	* *				
Plaster	50%			LIFE	* *	5	\$85,800		

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
		ervation, Exter	-	Affected	! : 100%			
		: Basement D						
	Explanat	ion : Steam Pr	ovided By Con	Edison				
Conversion Equipment	100/			2021	ماد ماد		40.000	
Heat Exchanger, Plate &	10%			2031	* *	1	\$8,900	
Frame	000/			2024	ф114.200	~	#0.600	
Pres. Reducing	90%			2024	\$114,300	5	\$9,600	
Valve/LP Steam								
Distribution Hot Wtr Piping/Pump	10%			2036	* *	4	\$900	
Central Plant Steam		Now	\$146,100	2038	* *	4	\$8,000	
Piping/Pmp	9070	NOW	\$140,100	2036		4	\$6,000	
	Steam Tra	ps Faulty, Exte	nt · Moderate	Area Afi	fected · 20%			
,	-	: Various Ared		11, 00, 1199	20,0			
Terminal Devices								
Air Handler	80%			2028	\$2,157,300	1	\$89,300	
Convector/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		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2037	* *	1	\$195,200	
_	Other Obs	ervation, Exter	nt : Light, Area	Affected	! : 100%			
	Location	: Basement AC	C $Room$					
	Explanat	ion: 1 Unit. R	-123 Refrigera	nt				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	100%			2038	* *	4	\$13,300	
Pipe/Pump								
Terminal Devices	000/			2020	Φ1 025 7 00	1	Ø100 400	
Air Handler/Cool/Ht	90%			2028	\$1,935,700	1	\$100,400	
Fan Coil - 4 Pipe	10%			2028	\$449,000	1	\$5,800	
Ventilation								
Distribution	1000/	N I	¢00 400	LIEE	* *	2.5	¢100 c00	
Ductwork/Diffusers	100%		\$88,400 ent : Severe, Area	LIFE		2-5	\$100,600	
	-				: 5% rs Are Not Workin	a Propar	J ₂ ,	
Exhaust Fans	Locuiton .	Louvers A	a c moperable, Al	Битре	15 211 C IVOL WOLKING	s i roper	· y	
Exnaust Fans Interior	90%			2028	\$614,100	2	\$5,000	
Roof	10%			2028	\$31,800	2	\$5,000 \$600	
Plumbing	1070			2028	\$31,000		\$000	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater	10070			2030		1		
Electric	10%			2023	\$16,900	4	\$100	
No Component	90%			2023	\$10,700	-	ψ100	
HW Heat Exchanger	7070							
Steam Fired	100%			2038	* *	4	\$26,800	
Sanitary Piping	10070						\$20,000	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$29,200	4	\$3,800	
Sewage Ejector(s)					· · · · · · · · · · · · · · · · · · ·			
Electric	100%			2028	\$55,200	4	\$7,200	
Fixtures								
Generic	100%							
Vertical Transport			-					
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Obser	rvation, Ex	xtent : Light, Area	Affected	: 100%			
	Location:	2 Units -	G, Ll, 1m, 1-4; 1	Unit - G,	Ll, 1m, 1-3; 1 Un	it - B, G	M, 2	
	Explanatio	on : 4 Unit	<i>'S</i>					
Fire Suppression	·							
Standpipe								
Generic	100%			2038	* *	1-5	\$91,000	
Sprinkler				· <u> </u>		_		·
No Component Generic	75% 25%			2054	* *	1-2	\$12,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

Total

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$14,177,100	\$595,100
Interior Architecture	\$176,800	\$523,800
Mechanical	\$5,318,500	\$5,640,300
Total	\$19,672,400	\$6,759,200
Importance Code A	\$14,177,100	\$595,100
Importance Code B	\$5,375,000	\$5,910,600
Importance Code C	\$120,300	\$253,500
Total	\$19,672,400	\$6,759,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$177,500	\$61,600	\$149,300	\$125,200
Importance Code A			\$10,900	\$1,000
Importance Code B Importance Code C	\$177,500	\$61,600	\$138,400	\$124,200

\$61,600

\$149,300

\$125,200



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.

\$177,500

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%		****	LIFE	* *	5	\$2,800	
Panel/Paver: Limestone	35%		\$196,400	LIFE	**	5	\$23,800	
			d, Extent : Light, A	rea Affec	eted : 10%			
		ı : North Fo		. 4 4	£64-1 . 200/			
	_	บเรcotoring เ : North Fo	Extent : Moderate	e, Area Ą	ffectea : 20%			
			icaae	2010	* *		4101000	
Window Wall	30%			2048	* *	5	\$101,800	
No Component	30%							
Windows	1000/			2044	* *	-	\$2.100	
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%			2040	* *	5-10	\$144,700	
Roof	7370			2041		3 10	Ψ144,700	
Modified Bitumen	30%			2033	* *	10	\$54,800	
Single Ply Membrane	5%			2033	* *	10	\$9,100	
Skylight, Metal/Glass	45%	Now	\$13,787,000	2058	* *	10	Ψ>,100	
22, 282, 222			ked, Extent : Sever		Affected : 15%			
	Location	ı : Manufac	turer's Defect - Ni	ckel Sulfi	ite Explosion			
	Glazing C	louded, Ex	tent : Moderate, Ar	ea Affect	ted : 45%			
	Location	i : Through	out A-M And M W	ing				
	Thermally	Inefficient	, Extent : Moderate	e, Area A	ffected : 100%			
	Location	i : Through	out A-M And M W	ing				
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	i : Mezzani	ne Exhibit Space					
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%		\$120,300	LIFE	**			
			xtent : Moderate, 2		cted: 5%			
			ll - Inner Courtyar					
Masonry: Limestone	20%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$22,800	
Wood	5%			LIFE	* *	5	\$101,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Architecture	Current Repair		Futur	e Replacement	М		
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Futur	e Replacement	M		
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		
			xtent : Light, Area	Affected	: 100%			
		: Basemen		T. 1:				
D' + '1'	Explana	tion : Stean	Provided By Con	Edison				
Distribution	400/	0.2	ec 700	2027	¢122 400	4	¢4.000	
Hot Wtr Piping/Pump	40%		\$6,700 oderate, Area Affe	2027	\$133,400	4	\$4,000	
		Extent : M : Various	oaeraie, Area Ajje	ciea : 10	70			
			nt : Severe, Area A	ffactad :	100/			
			u : severe, Area A ture Control Syste		1070			
G IN IN					Φ 2 172 (00	4	Φ.(.000	
Central Plant Steam Piping/Pmp	60%	0-2	\$108,700	2028	\$2,173,600	4	\$6,000	
r ipinig/r inip	Corroded	Extent · M	oderate, Area Affe	cted · 10	%			
		: Various			•			
Terminal Devices								
Air Handler	30%			2033	* *	1	\$37,400	
Air Handler	60%			2023	\$1,805,900	1	\$74,700	
Convector/Radiator	10%			2026	\$114,600	1	\$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2024	\$1,937,900	1	\$174,300	
			xtent : Light, Area	Affected	: 80%			
		: Basemen						
			ts - Refrigerant R1					
Interior Pkg Unit - Cooling	10%			2026	\$800,300	2	\$1,200	
_			ent : Light, Area A	ffected :	10%			
	Location	: Various 2	4reas					
No Component	10%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution CW & CHW Wtr	80%		2028	\$188,000	4	\$7,900	
Pipe/Pump	0070		2020	\$100,000	7	\$7,700	
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	20%		2033	* *	1	\$24,900	
Air Handler/Cool/Ht	60%		2023	\$1,296,300	1	\$74,700	
No Component	20%						
Heat Rejection	000/		•••	* - - - - - - - - - -	_	44.69.400	
Water Cooling Tower	80%	F., 4	2029	\$584,900	2	\$162,100	
	Other Observation, Location: Roof	Extent : Light, Area	Ајјестеа	: 80%			
	Explanation: 2 Ur	nits					
No Component	20%	1113					
Ventilation Ventilation	2070						
Distribution							
Ductwork/Diffusers	100% Now	\$98,600	LIFE	* *	2-5	\$112,300	
	Faulty Air Intake, E	xtent : Severe, Area	Affected	: 5%			
	Location : Intake I	ouvers - Various A	reas				
	Unbalanced System,		Area Aff	fected : 5%			
	Location : Various	Areas					
Exhaust Fans	700/		2022	* *	2	Ф.4.200	
Interior	70%		2033	**	2	\$4,300	
Roof Roof	10% 20%		2033 2023		2 2	\$600 \$1,200	
Plumbing	2070		2023	\$71,100		\$1,200	
H/C Water Piping							
Brass/Copper	100%		2028	\$1,595,600	1		
Sanitary Piping				<u> </u>			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$32,600	4	\$4,300	
Fixtures	1000/						
Generic Vertical Transport	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Source Huotion	Other Observation, I	Extent : Light, Area		: 100%			
	Location : 1 Unit I	Ü			1M, 2, 2	M, 3	
	Explanation: Two		-	. ,	•		
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$101,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Mechanical	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component	40%					
Generic	60%	2048	* *	1-2	\$33,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$586,900	\$679,300
Interior Architecture		\$1,354,800
Mechanical	\$59,200	\$1,354,200
Total	\$646,100	\$3,388,300
Importance Code A	\$586,900	\$679,300
Importance Code B	\$59,200	\$1,354,200
Importance Code C		\$1,354,800
Total	\$646,100	\$3,388,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$17,300	
Interior Architecture	\$16,400			\$17,600
Mechanical	\$38,500	\$6,800	\$27,000	\$43,800
Total	\$54,900	\$6,800	\$44,300	\$61,300
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
Total	\$54,900	\$6,800	\$44,300	\$61,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	85%			LIFE	* *	5	\$32,700	
Window Wall	15%			2048	* *	5	\$28,900	
Parapets								
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	
Roof IRMA/Protected Membrane	30%	Now	\$182,100	2038	* *			
	Location Insul Miss Location Ponding, I	: Flat Seco Displaced : Flat Seco	, Extent : Moderate tions vere, Area Affected	e, Area A				
Sloped Glazing	30%			LIFE	* *	5	\$268,400	
Sloped Glazing		Now	\$356,500	LIFE	* *	5	\$357,800	
		aged Flash : At Pyran	ings, Extent : Mod	erate, Ar	ea Affected : 10%		. ,	
Interior								
Floors								
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	
Interior Walls								
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	* *			
Ceilings								
Exposed Concrete	45%			LIFE	* *	5	\$3,600	
Glass: Susp Panels	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$22,400	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source								
Utility Steam			extent : Light, Area	2038 Affected	* * ! : 100%	1		
			t D Channel 1 Provided By Con	Edison				
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	
Distribution								
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	20% 80%	Now	\$59,200	2036 2028	* * \$592,300	4 4	\$400 \$1,600	
		_	Extent : Moderate, et Mechanical Room		fected : 60%			
	-	ps Faulty, I : Various	Extent : Severe, Ar Areas	ea Affect	ed : 60%			
Terminal Devices Air Handler	Location		xtent : Light, Area r Mechanical Equi			1	\$12,700	
Air Handler	50% Other Obs Location	ervation, E	xtent : Light, Area t Mechanical Equi			1	\$12,700	
Air Conditioning	1							
Energy Source District Chilled Water	Location	: W Wing	xtent : Light, Area Basement ed Water Comes Fl			1		
Distribution CW & CHW Wtr	-	Now	\$5,300	2028	\$53,400	4	\$2,000	
Pipe/Pump			evere, Area Affecte et Mechanical Equi		oom			
Terminal Devices Air Handler/Cool/Ht	50%			2033	* *	1	\$12,700	
Air Handler/Cool/Ht	50%			2028	\$245,300	1	\$12,700	
Ventilation Distribution								
Ductwork/Diffusers	Faulty Air		\$20,200 tent : Moderate, Ai Are Inoperable, Ai		* * ted : 20% rs Are Not Workin	2-5 g Proper	\$22,900 ly	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2028	\$155,600	2	\$1,300	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	20%		2023	\$7,700	4		
No Component	80%						
	Other Observation, I	Extent : Light, Area	Affected	: 0%			
	Location:						
	Explanation : Hot	Water Comes From	W Wing				
Sanitary Piping							
Cast Iron	100% Now	\$6,400	LIFE	* *	1		
	Blockage /Clogged,		a Affecte	ed : 5%			
	Location : Water B	acks Up, Basement					
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	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/			* *			
Geared Traction	100%	g	LIFE				
	Other Observation, I				1.00 1	. 17	
		From Ground To 2nd	l Floor,	I Unit From Grou	ind 10 Is	t Floor	
71 -	Explanation: 2 Un	its					
Fire Suppression							
Standpipe	1000/		2020	* *	1.5	#20 000	
Generic	100%		2038	<i>*</i> *	1-5	\$20,800	
Sprinkler	000/						
No Component	80%		20.40	* *	1.0	Φ2 200	
Generic	20%		2048	* *	1-2	\$2,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$121,400	\$56,600
Interior Architecture		\$2,407,300
Mechanical	\$1,672,000	\$508,700
Total	\$1,793,400	\$2,972,600
Importance Code A	\$121,400	\$56,600
Importance Code B	\$1,672,000	\$561,200
Importance Code C		\$2,354,800
Total	\$1,793,400	\$2,972,600

Total	\$134,400	\$28,000	\$48,100	\$91,400
Importance Code C				\$5,000
Importance Code B	\$94,100	\$27,400	\$46,700	\$35,800
Importance Code A	\$40,300	\$600	\$1,400	\$50,700
Total	\$134,400	\$28,000	\$48,100	\$91,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Mechanical	\$53,500	\$19,900	\$41,300	\$70,100
Interior Architecture	\$35,200	\$2,100		\$15,500
Exterior Architecture	\$39,700		\$900	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$28,300	
Stucco Cement	50%			2041	* *	5	\$113,300	
			nt : Light, Area	Affected	1: 100%			
	Location	: Throughout						
	Explana	tion : This Is A	ctually An Eifs	Wall Ass	sembly			
Windows								
Aluminum	75%			2050	* *	5	\$2,600	
Metal Louvers	25%			2041	* *	10	\$5,500	
Parapets								
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		
Roof								
Modified Bitumen		Now	\$64,800	2036	* *			
	Drains Clo	ogged, Extent .	: Severe, Area A	Iffected :	15%			
	Location	: Under Cool	ing Towers					
Interior								
Floors								
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	
Interior Walls								
Fabric on Framing	10%			2029	\$2,289,400	5	\$9,900	
Gypsum Board	55%			LIFE	* *	5	\$65,400	
Plaster	35%			LIFE	* *	5	\$20,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	\$8,400	
AcousTileSusp.Lay-In	40%			2041	* *	5	\$33,600	
Gypsum Board	50%			LIFE	* *	5	\$52,500	

Mechanical	Current Repair	Future	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	* *	1		

Other Observation, Extent: Light, Area Affected: 100%

Location : Basement D Channel

Explanation: Steam Provided By Con Edison

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate &	20%			2024	\$17,200	1	\$5,600	
Frame Pres. Reducing Valve/LP Steam	80%			2024	\$31,600	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	Corroded, Location Leak Evid Location	: 3rd Floo ent, Extent : 3rd Floo	\$3,700 evere, Area Affecte or Mechanical Room : Severe, Area Affe or By-Pass Line	n ected : 29		4	\$600	
		ervanon, E : Mechani	Extent : Severe, Are	а Ајјесте	ea : 20%			
			cui Room isive Clogging Due	To Age	1			
Central Plant Steam Piping/Pmp		Now	\$161,600	2038	* *	4	\$2,200	
1 2 1			evere, Area Affecte	d: 20%				
		_	out (Due To Aged)					
		_	nt : Moderate, Are	a Affecte	d : 20%			
			tic Control System					
			Extent : Moderate,	Area Aff	fected : 20%			
	Location	: Various	Areas					
Terminal Devices	200/			2022	¢671 200	1	\$27,900	
Air Handler Convector/Radiator	80% 20%			2023 2026	\$671,300	1	\$27,800	
Air Conditioning	20%			2020	\$63,900	1	\$3,600	
Energy Source								
Electricity	100%			2036	* *	1		
Distribution	10070			2030				
CW & CHW Wtr Pipe/Pump	100%	Now	\$3,600	2038	* *	4	\$2,800	
			loderate, Area Affe or Mechanical Room					
Terminal Devices Air Handler/Cool/Ht	Leak Evid		\$13,400 : Moderate, Area A		\$669,300	1	\$31,200	
Heat Rejection								
Water Cooling Tower	100% Other Obs	ervation. F	Extent : Light, Area	2032 Affected	* * ' : 100%	2	\$56,500	
	Location			9,5				
	Explana	tion : Total	Of 8 New Units. T	hey Also	Service Other Adj	acent Bu	ildings	
Ventilation					-			
Distribution								
Distribution								
Ductwork/Diffusers		Now Intake Ex	\$27,500 tent : Severe, Area	LIFE Affected	**	2-5	\$31,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	80%	2023	\$169,800	2	\$1,400	
Roof	20%	2023	\$19,800	2	\$300	
Plumbing						
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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li	ight, Area Affected :	100%			
	Location: 1-3					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$28,300	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$3,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$16,602,400	\$1,884,500		
Interior Architecture	\$424,700	\$6,214,100		
Mechanical	\$5,735,700	\$2,551,500		
Total	\$22,762,800	\$10,650,200		
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		
Total	\$22,762,800	\$10,650,200		

Importance Code C				\$12,500
Importance Code B	\$159,600	\$88,200	\$157,100	\$97,600
Importance Code A	\$1,800	\$1,800	\$1,800	\$6,300
Total	\$161,500	\$90,100	\$159,000	\$116,400
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Mechanical	\$90,000	\$53,500	\$129,400	\$53,300
Interior Architecture	\$41,900	\$7,000		\$33,500
Exterior Architecture				
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Panel/Paver: Limestone	15%		LIFE	* *	5	\$9,200	
Window Wall	85%		2038	* *	5	\$261,100	
Roof	70/		2020	Ø100 500	10	Φ.C. 7.0.0	
Built-Up (BUR)	5%	¢1.6 471 900	2028	\$100,500	10 5	\$6,500 \$1,653,500	
Sloped Glazing	95% Now Broken/Missing Elem	\$16,471,800	LIFE		3	\$1,033,300	
	-			tu Ajjecieu . 1570			
	Location : Various Locations Throughout Condensation Present, Extent : Moderate, Area Affected : 50%						
	Location: Throughout						
	Corrosion/Rusting, Extent: Severe, Area Affected: 30%						
	Location: Purlins, Mullions And Drip Pans						
	Thermally Inefficient, Extent: Moderate, Area Affected: 100%						
	Location : Through	out					
	Water Penetration, Extent : Severe, Area Affected : 5%						
	Location : Perimete	er Gutter - West Ro	of. Infiltre	ating Van Gogh G	allery		
nterior							
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 Wood	15% 25%		LIFE 2056	* *	5 5	\$32,700 \$130,900	
Interior Walls	2370		2030			\$130,900	
Cast in Place Concrete	15% Now	\$359,300	LIFE	* *			
cust in 1 lace concrete	Cracking/Crumbling,	·		ted : 5%			
	Location : Parking		33				
	Efflorescence, Extent	: Moderate, Area	Affected :	15%			
	Location: Parking	Garage - Retaining	g Walls				
	Water Penetration, Extent : Severe, Area Affected : 5%						
	Location : Parking	Ramp To Staff Lot					
Concrete Masonry Unit	5%		LIFE	* *	5	\$6,700	
Fabric on Framing	15%		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	
Ceilings							
AcousTileSusp.Lay-In	15%		2041	**	5	\$41,900	
Exposed Concrete	15%		LIFE	* *	5	\$6,500	
Glass: Susp Panels	30%		LIFE	* *	-	# CO CO CO	
Gypsum Board	20%		LIFE	* *	5	\$69,800	
Metal Panel	5%		LIFE	* *	5	\$17,400	
Plaster	15%		LIFE	T. T.	5	\$26,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	**	1		
			xtent : Light, Area	Affectea	1: 100%			
			t D Channel Provided By Con	Edison				
Conversion Equipment	Ехріини	iion . Sieum	1 rovided by Con	Euison				
Heat Exchanger, Plate &	20%			2024	\$57,100	1	\$18,500	
Frame	_0,0				φο,,100	-	Ψ10,000	
Pres. Reducing	80%			2024	\$105,100	5	\$8,900	
Valve/LP Steam								
Distribution								
Hot Wtr Piping/Pump		Now	\$3,100	2027	\$61,800	4	\$1,800	
	Corroded, Extent : Severe, Area Affected : 15% Location : Mech Room							
Central Plant Steam		Now	\$268,500	2038	* *	4	\$7,400	
Piping/Pmp	Corroded	Extant : Sa	vere, Area Affecte	d · 150/				
		- Extent . Se t : Various	vere, Area Affecte	u . 15/0				
			nt · Severe Area A	ffected ·	20%			
	Malfunctioning, Extent: Severe, Area Affected: 20% Location: Pneumatic Control System							
	Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
	Location	: Various						
Terminal Devices								
Air Handler	80%			2023	\$2,231,100	1	\$92,300	
	Other Observation, Extent: Light, Area Affected: 100%							
			g 3rd Floor Mecha	anical Ro	oom			
		tion : Air H	andlers	2026	#212 1 00		010 100	
Convector/Radiator	20%			2026	\$212,400	1	\$12,100	
Air Conditioning Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment	10070			2030		1		
Centrifugal, Elec Chiller	50%			2037	* *	1	\$101,000	
2 ,		servation, E	xtent : Light, Area	Affected	1:50%			
	Location : K Wing South Gararge Mechanical Room							
	Explana	tion : 1 Uni	t, R-123					
Centrifugal, Elec Chiller	50%			2041	* *	1	\$101,000	
	Other Observation, Extent: Light, Area Affected: 50%							
		_	South Gararge Med	chanical	Room			
	Explana	tion : 1 Uni	t, R-123					
Distribution	1000/			2020	* *	1	¢12.000	
CW & CHW Wtr Pipe/Pump	100%			2038	-1- m	4	\$13,800	
1 ipe/1 ullip								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2300

Mechanical	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	100% Other Observation, Extent : Ligh Location : In P Wing 3rd Floor Explanation : Air Handlers			1	\$115,400	
Heat Rejection Water Cooling Tower	100% Other Observation, Extent : Ligh Location : Roof Explanation : 3 Units For The O		\$752,700 700%	2	\$187,800	
Ventilation Distribution Ductwork/Diffusers	100% Now \$91 Faulty Air Intake, Extent : Severe Location : Louvers Are Inopera			2-5 g Proper	\$104,000	
Exhaust Fans Interior	100%	2023	\$705,600	2	\$5,700	
Plumbing H/C Water Piping Brass/Copper	100%	2028	\$1,478,500	1	ψ5,700	
Water Heater Electric No Component	30% 70% Other Observation, Extent : Ligh Location : Explanation : Hot Water Come.	2023 t, Area Affected : 0	\$52,400	4	\$300	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Fixtures Generic	100%					
Vertical Transport Elevators Geared Traction	70% Other Observation, Extent : Ligh Location : G, 1, M, 2	LIFE t, Area Affected : 7	**			
Hydraulic	Explanation: 2 Units 30% Other Observation, Extent: Ligh Location: Basement To 2nd Flo Explanation: 1 Unit		**			
Fire Suppression Standpipe		2020	ند ند	1.5	001100	
Generic	100%	2038	* *	1-5	\$94,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 650

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING R

Asset #: 2300

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component	80%			
Generic	20%	2048 **	1-2 \$10,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 651

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$14,427,100	\$1,548,200
Interior Architecture	\$229,500	\$3,556,300
Mechanical	\$899,200	\$1,938,500
Total	\$15,555,800	\$7,042,900
Importance Code A	\$14,497,600	\$1,548,200
Importance Code B	\$1,058,200	\$2,200,100
Importance Code C		\$3,294,600
Total	\$15,555,800	\$7,042,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$154,500	\$19,100	\$27,800	\$684,000
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
Total	\$154,500	\$19,100	\$27,800	\$684,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

rchitecture	Current Repair Future Replacement		e Replacement	nt Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls Concrete Masonry Unit	10% Now	\$37,700	LIFE	* *	5	\$5,000	
Concrete Museumy Chin	Diagonal Cracks, Exte Location: South Fac Jnt Mortar Miss/Erod, Location: South Fac	nt : Moderate, An ade Extent : Modera	rea Affeci		3	ψ2,000	
Masonry: Limestone	10% Now Jnt Mortar Miss/Erod,	\$50,000	LIFE te Area e	* *	5	\$6,000	
	Location: North Fac		e, meu 1	ijjecica i 1070			
Window Wall	80%		2048	* *	5	\$241,800	
Windows							
Aluminum	100% Now Water Penetration, Ex Location: South Fac				5	\$100	
Roof							
Modified Bitumen	5%		2036	* *	10	\$5,600	
Sloped Glazing	95% Now Broken/Missing Eleme Location: Various L Condensation Present,	ocations Through	out		5	\$1,427,300	1
	Location: Temple Of Corrosion/Rusting, Ex Location: Purlins An Thermally Inefficient, Location: Througho	f Dendur tent : Severe, Are nd Drain Channe Extent : Moderate	a Affected Is	d : 35%			
	Water Penetration, Ex Location: North Side	tent : Moderate, A		cted : 20%			
terior							
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	50/ NI	¢24.700	LIEE	* *	-	Φ <i>E</i> 500	
Concrete Masonry Unit	5% Now Water Penetration, Ex	\$34,700	LIFE		5	\$5,500	
	Water Penetration, Ex Location : Loading I						
		OCK WAIIS AUAIII				0.12 0.05	
Fabric on Framing	10%		2029	\$3,181,800	5	\$13,800	
Gypsum Board	35%		LIFE	* *	5	\$57,800	
Panel/Paver: Limestone	45%		LIFE	* *	-	055 100	
Wood	5%		LIFE	* *	5	\$55,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	15%		2041	* *	5	\$38,900	
Glass: Susp Panels	65%	Now \$229,500	LIFE	* *			
-	Water Pen	etration, Extent : Moderate, A	Area Affe	ected : 20%			
	Location	: Gallery Adjacent To Templ	e Of Den	ıdur			
Gypsum Board	20%		LIFE	* *	5	\$51,800	

lechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2038	**	1		
		servation, Ext i : Basement	tent : Light, Area	ı Affectea	t : 100%			
			D Tunnei Provided By Con	Edison				
Conversion Equipment	Ехрійни	iion . Sieum .	roviaea by Con	Eaison				
Heat Exchanger, Plate &	15%			2043	* *	1	\$8,700	
Frame								
			t, Extent : Light,	Area Aff	ected : 10%			
		i : Steam Rm		4.00				
			tent : Light, Area		!: 15%			
			tors In Stairwell	5				
		tion: 1 Unit		• • • • •	450 500		4.5.000	
Pres. Reducing Valve/LP Steam	85%			2024	\$70,500	5	\$5,900	
			tent : Light, Area	Affected	! : 85%			
		i : Basement						
-	Explana	tion : Service	s The A M And I	Wings 2	As Well			
Distribution (P)	1.50/	3.7	Φ2 000	2027	#20.200	4	Φ000	
Hot Wtr Piping/Pump		Now	\$2,900 ere, Area Affecte	2027	\$29,300	4	\$900	
		: Exient : Sev i : Throughoi		u . 1070				
Central Plant Steam Piping/Pmp	85%	Now	\$360,400	2028	\$1,801,800	4	\$4,900	
Tiping Timp	Corroded,	Extent : Sev	ere, Area Affecte	d : 50%				
		ı : Throughoi						
		lent, Extent : 1 : Various Ai	Severe, Area Aff reas	ected : 59	%			
	Malfunctioning, Extent: Severe, Area Affected: 10%							
	Location: Bms And Pneumatic Control System							
			ctent : Severe, Ai	•				
		ı : Various Ai		33				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Mechanical	Current Repair	Future Replacement	Ν		
System Component Type	% of Fail Date Estimated Total (Years)	1 Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Heating					
Terminal Devices Convector/Radiator	15%	2026 \$100,600	1	¢5 700	
Under Construction	85%	2026 \$100,600	1	\$5,700	
Chaci Construction	Other Observation, Extent : Ligh	ht. Area Affected : 0%			
	Location:	, 33			
	Explanation : Replacement Of	Ahu			
Air Conditioning					
Energy Source	000/				
District Chilled Water	90%	2038 **	1		
	Other Observation, Extent : Ligit Location : M Wing Mechanica				
	Explanation: Chilled Water C				
Electricity	10%	2036 **	1		
Conversion Equipment	1070	2030			
Interior Pkg Unit - Cooling	10%	2022 \$468,300	2	\$700	
Cooling	R-22 Refrigerant, Extent : Light, Location : Various	Area Affected : 10%			
No Component	90%				
r to component	Other Observation, Extent : Ligi	ht, Area Affected : 0%			
	Location:				
	Explanation: Chilled Water C	omes From M Wing			
Distribution	000/ 37			4.7.2 00	
CW & CHW Wtr Pipe/Pump		1,400 2038 **	4	\$5,200	
	Corroded, Extent : Severe, Area Location : Throughout	Affected: 20%			
	Leak Evident, Extent : Severe, A	rea Affected : 5%			
	Location : Various Areas				
No Component	10%				
Terminal Devices					
No Component	10%				
Under Construction	90% Other Observation, Extent : Ligi	ht Amag Affacted: 00/			
	Location:	u, Area Affectea : 0%			
	Explanation: Ahu Replacemen	nt.			
Ventilation	Explanation : Illu Replacemen				
Distribution					
Under Construction	100%				
Exhaust Fans					
Under Construction	100%				
Plumbing					
H/C Water Piping	1000/	2020			
Brass/Copper	100%	2038 **	1		
HW Heat Exchanger	1000/	2028 **	1	¢17.500	
Steam Fired	100%	2038 **	4	\$17,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Nov	v \$19,100	2038	* *	4	\$2,500	
	Obsolete Equipm	ent, Extent : Severe, Ai	ea Affec	ted : 100%			
	Location : Base	ement					
Pool Filter/Treatment							
Sand	100%		2033	* *	4	\$43,800	
Sewage Ejector(s)							
Electric	100%		2028	\$36,100	4	\$4,700	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation	on, Extent : Light, Area	Affected	! : 100%			
	Location: G-1						
	Explanation: 1	Unit					
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$59,400	
Sprinkler							
No Component	70%						
Generic	30%		2048	* *	1-2	\$9,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 656

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,743,800	\$432,700
Interior Architecture	\$38,700	\$814,600
Mechanical	\$1,583,400	\$10,243,500
Total	\$3,365,900	\$11,490,900
Importance Code A	\$1,861,000	\$432,700
Importance Code B	\$1,504,900	\$10,780,800
Importance Code C		\$277,300
Total	\$3,365,900	\$11,490,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$195,200	\$83,400	\$164,400	\$130,700
Importance Code A	\$30,600	\$2,100	\$13,300	\$7,000
Importance Code B	\$164,600	\$81,300	\$151,200	\$123,700
	Ψ104,000	\$01,500	\$101, 2 00	Ψ1 2 ε,, σσ



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Architecture		Current Repair Future Replacement				M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	Jnt Morta		\$27,900 Extent : Modera Ip Wall Adjacent			5	\$3,700	
Masonry: Granite	10%			LIFE	* *	5	\$4,500	
Masonry: Limestone	70% Jnt Mortan Location	: North Fac		LIFE te, Area A		5	\$31,400	
	Location Vegetation	: North Fac Growth, E	Extent : Severe, A cade xtent : Moderate, ins - Throughout	-				
Window Wall	10%			2048	* *	5	\$22,400	
Windows Aluminum	100%			2036	**	5	\$1,300	
Parapets	-0.					_	4000	
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	Drains Ind Location Ponding, I Location	: Flat Roof Extent : Mod : North Sid	lerate, Area Affec	ted : 10%				
	Location	: Througho	ut					
Plaza Roof: Stone Panel	Water Pen	Now setration, Ex : At Flashin	\$74,800 tent : Moderate, 2 ng	2048 Area Affe	* * cted : 30%			
Sloped Glazing	Location Thermally	: Above Pa Inefficient,	\$862,100 , Extent : Modera tron Lounge Extent : Severe, A tron Lounge			5	\$432,700	
Spray-on Foam	Cracking/ Location Punct/Tea Location Worn/Erod	: Througho r/Impact Da : Througho	mage, Extent : Se out · Severe, Area Aff	evere, Are	ea Affected : 25%	5	\$8,000	1

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
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	
Interior Walls							
Gypsum Board	80%		LIFE	* *	5	\$151,300	
Metal Panel	5%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Wood	10%		LIFE	* *	5	\$126,100	
Ceilings							
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	

Mechanical	Current Rep	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E. Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	* *	1		
	Other Observation, Exte	ent : Light, Area Affected	! : 100%			
	Location : Basement D	O Channel				
	Explanation : Steam P	Provided By Con Edison				
Conversion Equipment						
Heat Exchanger, Plate &	20%	2031	* *	1	\$20,600	
Frame						
Pres. Reducing	80%	2024	\$117,200	5	\$9,900	
Valve/LP Steam			,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Mechanical	C	urrent Repair	Future	Replacement	M	aintenance	
System Component Type		ail Date Estimated Cos Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	• • • • •			4.0000		00.100	
Hot Wtr Piping/Pump	20%]	. ,		\$69,000	4	\$2,100	
		ctent : Moderate, Area A <u>f</u> Various Areas	jectea : 15%	9			
		various Areas ng, Extent : Severe, Area	Affected : 1	0%			
	-	ng, Extent . Severe, Area Temperature Control, Me					
Central Plant Steam	80%	*	^	\$2,996,000	4	\$8,200	
Piping/Pmp	8070	NOW \$399,200	2028	\$2,990,000	4	\$6,200	
r iping/r inp	Corroded, Ex	ctent : Severe, Area Affec	ted : 20%				
		Various Areas					
	Malfunctioni	ng, Extent : Severe, Area	Affected: 5	%			
	Location:	Temperature Control Syst	tem, 1st Floo	or Mechanical Eq	uipment	Room	
		Faulty, Extent : Severe, A	Area Affected	d : 40%			
	Location : '	Throughout					
Terminal Devices							
Air Handler	80%		2028	\$2,489,100	1	\$103,000	
Convector/Radiator	20%		2026	\$236,900	1	\$13,500	
Air Conditioning							
Energy Source	100%		2036	* *	1		
Electricity Conversion Equipment	100%		2030		1		
Conversion Equipment Centrifugal, Elec Chille	er 100%		2037	* *	1	\$225,300	
Centinugai, Lice Chine		vation, Extent : Light, Are		100%	1	\$223,300	
		Garage Mechanical Equi					
		n: 4 Units For T And R,					
Distribution				-			
CW & CHW Wtr	100%		2028	\$269,900	4	\$10,300	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2028	\$2,481,600	1	\$128,700	
Ventilation							
Distribution	1000/ 1	Now \$40,800	LIFE	* *	2.5	¢116 100	
Ductwork/Diffusers	100%]	take, Extent : Severe, Are			2-5	\$116,100	
	•	Louvers Are Inoperable,					
Exhaust Fans							
Interior	90%		2023	\$708,500	2	\$5,700	
Roof	10%		2023	\$36,700	2	\$600	
Plumbing						<u></u>	
H/C Water Piping							
Brass/Copper	100%		2028	\$1,649,400	1		
Water Heater							
Electric	10%		2026	\$19,500	4	\$200	
No Component	90%			00/			
		vation, Extent : Light, Are	ea Affected :	0%			
	Location:	и . w . с . г	D :11:	117			
	Explanation	n : Hot Water Comes Fro	m Building	W.			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now \$81,0		* *	1		
	Blockage /Clogged, Extent: Sever		5%			
	Location : 4th Floor Kitchen Tra	•				
	Corroded, Extent : Severe, Area A	ffected : 15%				
	Location: 4th Floor Kitchen					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2028	\$33,700	4	\$4,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 1	00%			
	Location: 1, M, 2, 3, 4					
	Explanation: 2 Units					
Hydraulic	20%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected: 2	0%			
	Location: 1 Freight Unit - 1, M,	2				
	Explanation: 1 Unit					
Fire Suppression						
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	
	Other Observation, Extent : Light,	Area Affected : 1	00%			
	Location: 4th Floor Kitchen					
	Explanation: 1 Set					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 661

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

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
Total	\$2,964,700	\$2,470,000
Importance Code A	\$116,200	\$205,700
Importance Code B	\$2,804,100	\$2,205,700
Importance Code C	\$44,500	\$58,600
Total	\$2,964,700	\$2,470,000

Total	\$124,100	\$45,400	\$112,200	\$323,700
Importance Code C		\$4,900		
Importance Code B	\$122,200	\$40,600	\$88,900	\$323,700
Importance Code A	\$1,900		\$23,300	
Total	\$124,100	\$45,400	\$112,200	\$323,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Mechanical	\$98,600	\$20,500	\$56,500	\$18,000
Interior Architecture	\$9,700	\$9,100	\$16,600	\$289,900
Exterior Architecture			\$23,300	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	4.50/	21 041 600			_	Φ.7. (0.0	
Concrete Masonry Unit		Now \$41,600 tration, Extent : Moderate, At Painting Conservation S		* * cted : 20%	5	\$5,600	
Masonry: Brick	Location: Jnt Mortar I Location: Worn/Erode	0-2 \$74,500 racks, Extent : Moderate, A East Facade Miss/Erod, Extent : Moderat East Facade - Underside C ed, Extent : Moderate, Area North Facade	te, Area A If Cap Flo	Affected : 15% ashing	5	\$10,900	
Parapets							
Metal Rail	100%		2033	* *	5-10	\$36,800	
Roof IRMA/Protected Membrane	80%		2028	\$168,500	10	\$14,900	
ividinorane		a Ballast, Extent : Moderate Throughout	, Area Afj	fected : 100%			
Modified Bitumen	5%		2033	* *	10	\$900	
Sloped Glazing	15%		LIFE	* *	5	\$37,200	
Interior							
Floors	200/		2024	#200 200	2	#20.500	
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	
Interior Walls	50 /		2027	* *	-	Φ0.000	
Ceramic Tile	5%		2037	**	5	\$9,800	
Concrete Masonry Unit	10%		LIFE	* *	5	\$7,800	
Gypsum Board	50%	D	LIFE		5	\$58,600	
Plaster		Now \$44,500 tration, Extent : Moderate, . Painting Conservation Stud		* * cted : 15%	5	\$14,600	
Plywood/Hardboard	10%	1 mining Consol varion blue	LIFE	* *			
Ceilings	10/0		LILL				
AcousTileSusp.Lay-In	25%		2033	* *	5	\$24,200	
Exposed Concrete	60%		LIFE	* *	5	\$9,100	
Gypsum Board	15%		LIFE	* *	5	\$18,100	
Оурѕий воага	1370		LIFE		3	\$10,100	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source	1000/	2020	* *	1		
Utility Steam	100% Other Observation, Extent : Light, Area	2038		1		
	Location: Basement D Tunnel	и Ајјестеи	. 100/0			
	Explanation: Steam Provided By Co.	n Edison				
Conversion Equipment						
Pres. Reducing Valve/LP Steam	100%	2031	* *	5	\$3,800	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement Steam Room				_	
	Explanation : Incoming Steam Valve Working Condition	For Entire	e Museum. 2 Old F	leat Exci	hangers In	
Distribution	norking Condition					
Hot Wtr Piping/Pump	20% 0-2 \$21,400	2053	* *	4	\$600	
1 0 1	Corroded, Extent : Severe, Area Affect	ed : 30%				
	Location: Throughout					
	Leak Evident, Extent : Moderate, Area	Affected :	3%			
	Location: Various Areas					
	On Extended Life, Extent : Severe, Are Location : Basement Steam Rm	a Affected	: 20%			
Central Plant Steam Piping/Pmp	80% Now \$186,000	2028	\$930,100	4	\$2,500	
	Corroded, Extent : Severe, Area Affect Location : Throughout	ed : 50%				
	Leak Evident, Extent : Severe, Area Afj	fected : 5%	6			
	Location : Return Pipe, Steam Room	And Vario	ous Other Areas			
	Malfunctioning, Extent : Severe, Area Location : Temperature Control System		20%			
	Steam Traps Faulty, Extent : Severe, A	rea Affecte	ed : 10%			
	Location: Various Areas					
	Other Observation, Extent: Severe, Ar		d : 10%			
	Location: Basement Mech Equipmen					
	Explanation: Condensate And Coolingsoon.	ng Tanks A	Are Undersized, Th	ie System	n Needs Upgrade	
Terminal Devices	50011.					
Air Handler	75% Now \$72,400	2023	\$724,500	1	\$27,000	
	Corroded, Extent : Severe, Area Affect					
	Location: Connection Of Coils, Vari					
	Leak Evident, Extent : Severe, Area Afj		<i>ó</i>			
	Location: Connection Of Coils, Vari		50/			
	Malfunctioning, Extent: Severe, Area Location: Bms And Pneumatic Contr		3%			
Convector/Radiator	25%	2026	\$91,900	1	\$5,200	
r Conditioning			,- ,-		4-7	
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2303

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Conversion Equipment	1000/			2024	Ф 777 400	1	# <0.000	
Centrifugal, Elec Chille		arvation I	Extent : Light, Area	2024	\$777,400	1	\$69,900	
			it Mech Room	Луестей	. 100/0			
	Explana	tion : 3 Un	its - R11 Being Use	ed - Prov	iding C. W. To Adj	acent Se	ctions	
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$8,400	2028	\$83,800	4	\$3,200	
1 1		Extent : M : Through	loderate, Area Affe out	cted : 25	%			
		eriorating, e : Various	Extent : Moderate,	Area Af	fected : 5%			
	Leak Evid		: Moderate, Area	Affected :	5%			
			nt : Severe, Area A d Pneumatic System		10%			
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% Corroded		\$13,000 evere, Area Affecte	2022 d: 20%	\$130,300	2	\$26,000	
			ing Structure, Roof					
	Other Obs		Extent : Moderate, 2	Area Affe	ected : 50%			
	Explana	tion : Ineff	icient Units					
entilation Distriction								
Distribution Ductwork/Diffusers	100%	Now	\$31,700	LIFE	* *	2-5	\$36,000	
Buctwork Birdsers	Faulty Air Location Unbalance	Intake, Ex : Louvers	tent : Severe, Area Are Inoperable, Th Extent : Moderate,	Affected roughou	t	23	ψ30,000	
Exhaust Fans	Locuiton	. rarious	217 eus					
Interior	90%			2023	\$220,000	2	\$1,800	
Roof	10%			2023	\$11,400	2	\$200	
umbing								
H/C Water Piping Brass/Copper	100%			2028	\$512,100	1		
HW Heat Exchanger	10070			2020	\$312,100	1		
Steam Fired	100%			2054	* *	4	\$9,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location: 2 New Units, Basement Mechanical Equipment Room							
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemei	ıt Mech Room					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical	Current Repai	r Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
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	
	Recent Replace Evident, E.	xtent : Light, Area Affe	cted : 100%			
	Location: Basement					
Sewage Ejector(s)						
Electric	100%	2033	* *	4	\$3,900	
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	0				
	Location: 1 Unit - Ll, G,	1, 1m, 2, 2m, 3m, 4;	1 Freight Unit - 0	G, 1, 1m,	2, 2m, 3m	
	Explanation: 2 Units					
ire Suppression						
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	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
<u></u>	Explanation : Services Th	he Entire Museum				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 666

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$57,900	
Interior Architecture		\$200,100
Mechanical	\$52,600	\$1,167,100
Total	\$110,400	\$1,367,200
Importance Code A	\$57,900	
Importance Code B	\$52,600	\$1,331,200
Importance Code C		\$36,000
Total	\$110,400	\$1,367,200

\$3,900 \$62,500	\$3,900 \$11,000	\$3,900 \$32,900	\$3,900 \$336,500
\$3,900	\$3,900	\$3,900	\$3,900
	44 000	Φ2 OOO	#2.000
\$31,000	\$4,900	\$12,000	\$4,900
\$15,800	\$2,100	\$16,700	\$327,600
\$11,800		\$300	
	\$15,800	\$11,800 \$15,800 \$2,100	\$11,800 \$300 \$15,800 \$2,100 \$16,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 151

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Concrete Masonry Unit	100%		LIFE	* *	5	\$4,600	
Windows							
Steel	Condensa Location Corrosion Location Worn/Ero	Now \$57,900 tion Present, Extent: Moder a: Throughout /Rusting, Extent: Moderate a: Throughout ded, Extent: Moderate, Are	ate, Area . , Area Affe	ected : 25%	5	\$6,100	
	Location	i : Throughout					
Parapets	. د د د				_		
Concrete Masonry Unit	30%		LIFE	* *	5	\$500	
Metal Panel	Location	ted Finish, Extent : Moderat 1 : Interior Parapet Wall			5	\$600	
		Discoloring, Extent : Moderd n : Interior Parapet Wall	ıte, Area A	ffected : 20%			
Metal Rail		0-2 \$2,700 Rusting, Extent : Moderate a : Throughout		* * ected : 25%	5	\$6,200	
Roof							
IRMA/Protected Membrane	50%	Now \$9,100	2033	* *			
	Location Vegetation Location	ck Ballast, Extent : Moderat a : Throughout a Growth, Extent : Moderate a : Joint Lines ded, Extent : Light, Area Afj	e, Area Affo	ected : 30%			
	Location	: Pavers Throughout					
Modified Bitumen		place Evident, Extent : Ligh 1 : Throughout	2036 t, Area Aff	* * Pected : 100%	10	\$8,000	
terior							
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 151

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
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 Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source	1000/			•••				
Utility Steam	100%			2038	**	1		
			nt : Light, Area	Affected	: 100%			
		: Basement D		r 1:				
D'at 'last'	Expianai	ion : Steam Pi	rovided By Con	Eaison				
Distribution Hot Wtr Piping/Pump	100/	Now	\$500	2027	\$5,400	4	\$200	
Hot wit riping/rump			ع300 re, Area Affecte		\$3,400	4	\$200	
		: Throughout		u . 4070				
		O	evere, Area Aff	ected · 5%	6			
		: Various Are		serea . 57				
Central Plant Steam Piping/Pmp		Now	\$52,600	2038	* *	4	\$1,400	
r iping/r inp	Corroded.	Extent : Sever	re, Area Affecte	d: 40%				
		: Throughout						
			evere, Area Aff	ected : 5%	6			
		: Various Are						
	Malfunctio	oning, Extent :	Severe, Area A	ffected :	10%			
	Location	: Temperatur	e Control Syste	m				
Terminal Devices								
Air Handler	85%			2028	\$412,400	1	\$17,100	
Convector/Radiator	15%			2026	\$27,700	1	\$1,600	
ir Conditioning								
Energy Source					4. 4.			
District Chilled Water	100%			2038	**	1		
			nt : Light, Area	Affected	: 100%			
		-	chanical Room	117.117				
Distribution	Explanat	ion : Chilled I	Water Comes F	rom W W	ıng			
Distribution CW & CHW Wtr	100%	Now	\$4.200	2038	* *	4	\$1,600	
Pipe/Pump	100%	INOW	\$4,200	2038		4	\$1,600	
r ipe/r ump	Corroded	Extent · Mode	erate, Area Affe	ected · 30	0/0			
		: Throughout			, 0			
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	\$387,000	1	\$20,100	
entilation	100,0				+201,000	-	+=0,100	

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 151

ed Cost Priority 8,100
8,100
8,100
8,100
\$900
\$100
6,400
0, 100
51,800

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 670

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$289,800	\$369,000
Interior Architecture	\$47,300	\$850,100
Electrical	\$244,900	
Mechanical	\$3,254,700	\$47,900
Total	\$3,836,700	\$1,267,000
Importance Code A	\$488,800	\$369,000
Importance Code B	\$3,347,900	\$170,600
Importance Code C		\$727,400
Total	\$3,836,700	\$1,267,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$121,000	\$139,200	\$118,800	\$104,700
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			
Total	\$121,000	\$139,200	\$118,800	\$104,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
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	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: North Sid	de Of Building					
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: North Sid	de Of Building					
	Explanai	ion : This I	s Actually A Metai	And Gla	iss Overhead Door	•		
Windows	1000/			2045	* *	-	Ø1 100	
Aluminum	100%			2045	* *	5	\$1,100	
Parapets	400/			LIEE	* *	_	¢27 100	
Cast in Place Concrete	40% 10%			LIFE LIFE	* *	5	\$27,100 \$700	
Concrete Masonry Unit Metal Panel	5%			2049	* *	5 5	\$1,300	
Granite Panels	45%			LIFE	* *	5	\$3,200	
Roof	43/0			LIFE			\$5,200	
IRMA/Protected	85%	Now	\$79,800	2034	* *			
Membrane	Rroken Pa	ver Blocks	Extent : Severe, A	rea Affe	cted · 10%			
		: Outer M		119900				
			xtent : Moderate, 2	Area Affe	cted : 5%			
			of Over 1st Floor					
Metal Panel	5%			2042	* *	10	\$10,400	
Sloped Glazing		Now	\$137,800	LIFE	* *	5	\$150,600	
Stoped Glazing			xtent : Moderate, 2		cted : 10%	3	\$150,000	
			Of 1997 Wing	1.00.11990	. 10,0			
Soffits		1	, , , , , , , , , , , , , , , , , , , 					
	30%			LIFE	* *	5	\$3,300	
Exposed Struc: Steel	30% 35%				* *	-	\$3,300 \$900	
	30% 35% 35%			LIFE LIFE 2042		5 5 5	\$3,300 \$900 \$3,100	
Exposed Struc: Steel Granite Panels	35%			LIFE	* *	5	\$900	
Exposed Struc: Steel Granite Panels Stucco Cement	35%			LIFE	* *	5	\$900	
Exposed Struc: Steel Granite Panels Stucco Cement Interior	35% 35% 48%			LIFE	* *	5	\$900	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete	35% 35% 48% 5%			LIFE 2042 2028 LIFE	**	5 5	\$900 \$3,100 \$123,900 \$18,800	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile	35% 35% 48% 5% 10%			2028 LIFE 2038	** ** \$1,099,400	5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk	35% 35% 48% 5% 10% 10%			2028 LIFE 2038 2045	** ** \$1,099,400 ** **	5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Granite Panels	35% 35% 48% 5% 10% 10% 5%			2028 LIFE 2038 2045 LIFE	** ** \$1,099,400 ** ** ** **	5 5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700 \$6,500	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Granite Panels Marble Panels	35% 35% 48% 5% 10% 10% 5% 3%			2028 LIFE 2038 2045 LIFE LIFE	\$1,099,400 ** ** ** **	3 5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700 \$6,500 \$3,900	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Granite Panels	35% 35% 48% 5% 10% 10% 5% 3% 2%	Now	\$10,600	2028 LIFE 2038 2045 LIFE LIFE 2034	\$1,099,400 ** ** ** **	5 5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700 \$6,500	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Granite Panels Marble Panels	35% 35% 48% 5% 10% 10% 5% 3% 2% Seams Ope	en/Split, Ex	tent : Moderate, A	2028 LIFE 2038 2045 LIFE LIFE 2034	\$1,099,400 ** ** ** **	3 5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700 \$6,500 \$3,900	
Exposed Struc: Steel Granite Panels Stucco Cement Interior Floors Carpet Cast in Place Concrete Ceramic Tile Panel/Paver: Cer/Brk Granite Panels Marble Panels	35% 35% 48% 5% 10% 10% 5% 3% 2% Seams Ope		tent : Moderate, A	2028 LIFE 2038 2045 LIFE LIFE 2034	\$1,099,400 ** ** ** **	3 5 5 5 5 5 5	\$900 \$3,100 \$123,900 \$18,800 \$17,200 \$38,700 \$6,500 \$3,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
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	
	Water Penetration, Exte		1rea Affe	cted : 1%			
	Location : Classroom	118					
Granite Panels	5%		LIFE	* *			
Wood	5%		LIFE	* *	5	\$18,300	
Ceilings							
AcousTileSusp.Lay-In	55%		2042	* *	5	\$94,700	
Exposed Concrete	20%		LIFE	* *	5	\$5,400	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$21,500	
Wood	5%		LIFE	* *	5	\$75,300	
Site Enclosure							
Retaining Walls							
Masonry: Fieldstone	100%		2049	* *			
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Throughou						
	Explanation: This Is.	Actually A Gran	ite Clad I	Wall			
Site Pavements							
Public Sidewalk							
Pavers/Stone	100%		2038	* *			
	Other Observation, Ext	-	Affected	: 100%			
	Location : Throughou						
	Explanation: This Is.	Actually An Aspl	halt Pave	r			
On-Site Walkways							
Asphalt	25%		2038	* *			
	Other Observation, Ext		Affected	: 100%			
	Location : Building P						
	Explanation: This Is	Actually An Aspl	halt Pave	r			
Pavers/Stone	75%		2038	* *			
Activity Yard							
Pavers/Stone	100%		2038	* *			
	Other Observation, Ext	_	Affected	: 100%			
	Location : East Side (
	Explanation: This Is	Actually A Rock	Garden				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	60%	2049 **	5	\$300	
	Other Observation, Extent: Light, Ar. Location: New Wing Electrical Roo Explanation: Main Service Switch 1	om .			
Fused Disc Sw	30%	2039 **	5	\$100	
Tused Disc Sw	Other Observation, Extent : Light, Ar. Location : Old Wing Electrical Root Explanation : Main Service Switch I	ea Affected : 100% m	J	Ψ100	
Photovoltaic Panel(s)	10% Now \$2,600 Other Observation, Extent: Moderate Location: East Wing Roof		1		
	Explanation : Inverters Failed Photo	ovoltaic Panels Are Not Ope	ational		
Transformers					
Dry Type	35% Other Observation, Extent: Light, Ard Location: New Wing Electrical Roo Explanation: One 34 Kilovolt-ampe	om .	5	\$100	
Dry Type	65%	2042 **	5	\$300	
Біў Турс	Other Observation, Extent: Light, Arc Location: Roof Explanation: Two 34 Kilovolt-ampe	ea Affected : 100%	J	\$300	
Switchgear / Switchboard					
Fused Disc Sw	70%	2049 **	5	\$300	
Molded Case Bkrs	30%	2049 **	5	\$900	
Raceway					
Conduit	100%	2049 **	1		
Panelboards					
Molded Case Bkrs	30%	2037 **	5	\$900	
Molded Case Bkrs	70%	2045 **	5	\$2,100	
Wiring	200/				
Thermoplastic	30%	2039 **	l		
Thermoplastic	70%	2049 **	1		
Motor Controllers Locally Mounted	100%	2042 **	5	\$800	
Ground					
Grounding Devices Generic	100%	LIFE **	5	\$1,700	
	Other Observation, Extent : Light, Ar Location : Basement Explanation : Ground Connection L Line		tic/fire P	ump Water Supply	
Stand-by Power					
Transfer Switches Automatic	100%	2042 **	1	\$35,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2038	**	1	\$44,500	
	Other Observation, Extent: Light, Area	Affected: 10	0%			
	Location : Roof Explanation : 610 Kilowatts Namepla	ta Ratina Can	acity			
Batteries	Explanation : 010 Kilowatts Ivamepial	ie Kuiing Cup	испу			
Lead/Acid	100%	2023	\$1,600	5	\$4,300	
Fuel Storage	10075		Ψ1,000		\$ 1,000	
Day Tank	100%	2045	* *	5	\$21,300	
•	Other Observation, Extent : Light, Area	Affected: 10	0%			
	Location: Roof					
	Explanation: 50 Gallons					
Lighting						
Interior Lighting	100/	2024	ala di	10	010.700	
Fluorescent	10%	2034	**	10	\$10,500	
	T-5 Lamps And Fixtures, Extent : Light, Location : Throughout The Building	Area Affected	a: 100%			
		2021	* *	- 10	**	
Fluorescent	40%	2034		10	\$42,200	
	Compact Fluorescent Light, Extent : Lig Location : 4th Floor Offices	gnī, Area Ajje	ctea : 20%			
	T-8 Lamps And Fixtures, Extent: Light,	Araa Affacta	d · 800%			
	Location: Throughout The Building	Агеи Ајјестес	1.00/0			
HID	10%	2034	* *	10	\$400	
Incandescent	40%	2034	* *	2	\$1,000	
meandescent	Other Observation, Extent : Light, Area		0%	2	\$1,000	
	Location: Throughout	Hyperica . 10	070			
	Explanation : Exhibit Spaces					
Egress Lighting	1					
Emergency, Service	50%	2034	* *	1		
Exit, LED	50%	2057	* *	1		
Exterior Lighting						
Fluorescent	50% Now \$192,100	2039	* *			
	Not in Service, Extent: Moderate, Area	Affected: 10	0%			
	Location : Exterior Of Core Museum					
No Component	50%					
Lightning Protection						
Arresters/Cabling	1000/	2041	ala di	_	**	
Generic	100%	2044	**	5	\$3,400	
	Other Observation, Extent: Light, Area	Affected: 10	U%			
	Location: Old Wing Explanation: Lightning Rods In The O	Old Wina Onla	,,			
Alarm	Explanation: Lightning Rods In The C	na wing Only	<i>y</i>			

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Rep	air	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Ed Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm									
Security System									
No Component	60%								
Generic	35%		2034	* *	1	\$15,000			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Galleries								
	Explanation: CCTV	Surveillance Ca	meras						
Generic	5% Now	\$18,100	2039	* *	1	\$1,900			
	Devices Damaged, Extent : Moderate, Area Affected : 100%								
	Location: Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout								
	Explanation : Existing		Are Inco	mpatible With Ne	w Digita	l System			
Fire/Smoke Detection				-		•			
No Component	50%								
Generic, Digital	50%		2034	* *	1-3	\$35,400			
, 2	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Galleries								
	Explanation: Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells								

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
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	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location : Duct	Mounted Heaters					
	Explanation: Ex	lectric Duct Heaters F	or Heat	And Dehumidificat	ion		
Terminal Devices							
Fan Coil Unit/Heat	100%		2024	\$1,681,600	1	\$37,100	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Mechanical		Current I	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	Broken, E. Location Malfunction Location	: Rooftop oning, Exte : Roof Co	•	Affected :		2	\$5,500	
	Location	: Rooftop						
	R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Roof							
	Location	: Roof	Extent : Light, Area	a Affected	! : 100%			
			poftop Units					
Split Unit	Malfunctio	_	\$24,000 nt : Moderate, Are er Room Unit	2029 ea Affecte	\$47,900 d:50%			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$149,600	
Heat Rejection Air Cooled Condenser Unit	100%			2034	* *	2	\$80,100	
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$64,100	
Exhaust Fans	1000/			2024	#106.400		Φ2. 7.0.0	
Roof	100%			2024	\$186,400	2	\$3,500	
umbing H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Визя соррег	Other Obs	ervation, E : Basemen	Extent : Light, Area at		! : 100%	1		
	Explana	tion : Hous	e Duplex Pump Pa	ackage				
Water Heater Electric	Location	: Through	Extent : Light, Area out Of Use Heaters	2024 a Affected	\$98,900 1:100%	4	\$700	
Sanitary Piping	- T 74		J					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric		ervation, E	Extent : Light, Area	2029 a Affected	\$32,300 !: 100%	4	\$6,900	
	Explana							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Mechanical	Current	Repair Fut	re Replacement	M						
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Backflow Preventer										
Generic	100%	2029	\$28,500	1	\$7,000					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	60%	LIFE								
	Other Observation, Extent : Light, Area Affected : 100% Location : Two Units First to Fourth Floor and One Unit Basement To Fifth Floor Freight									
			ıd One Unit Baseme	ent To Fij	fth Floor Freight					
	Explanation: 2 Pa.	ssenger, 1 Freight								
Hydraulic	40%	LIFE	**							
	Other Observation, I	Extent : Light, Area Affecte	ed: 100%							
	Location: 1st To 3	rd Floor								
	Explanation: 2 Pa.	ssenger Elevators, Needs I	Repair							
Escalators										
Under 20' Rise	100%	LIFE	**							
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Floors 1	Location: Floors 1-2, 2-3 At Original Wing								
	Explanation: 2 Un	its								
Fire Suppression										
Standpipe										
Generic	100%	2049	* *	1-5	\$58,000					
Sprinkler										
Generic	100%	2049	* *	1-2	\$32,200					
Fire Pump										
Generic	100%	2032	* *	1	\$21,500					
	Corroded, Extent : L	ight, Area Affected : 10%								
	Location: Basemen	nt Pump Room								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 678

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$892,200	\$6,432,100
Importance Code A	\$491,100	\$329,200
Importance Code B	\$311,800	\$1,148,100
Importance Code C	\$89,300	\$4,954,800
Total	\$892,200	\$6,432,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$198,400	\$112,700	\$215,400	\$144,300
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
Total	\$198,400	\$112,700	\$215,400	\$144,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

rchitecture	Cui	rrent R	epair	Futur	e Replacement	M	aintenance		
ystem Component Type		Date ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls	55 0/ 35		#112 000		ماد ماد	_	A.C. 500		
Masonry: Brick	55% No		\$113,800	LIFE	**	5	\$66,500		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : South Wing Below Decorative Banding And At Modillions							
Masonry: Limestone	10% No	ow	\$83,200	LIFE	* *	5	\$9,100		
·	Cracking/Crum Location : En	_	Extent : Moderate tico	Area Aj	ffected : 10%				
Masonry: Marble	18% 0-	-2	\$148,600	LIFE	* *	5	\$16,300		
·			Extent : Moderat ng At Modillions	e, Area 2	Affected : 15%				
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		
	Caulking Deteriorated, Extent: Light, Area Affected: 15% Location: Courtyard								
Windows									
Steel	30%			2050	* *	5	\$91,600		
	Recent Repair Location : No		t, Extent : Light, A ng, 2015	rea Affe	cted : 10%				
Wood	70%			2050	* *	5	\$171,100		
	Recent Replace Evident, Extent : Light, Area Affected : 30% Location : North Wing								
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				
Roof IRMA/Protected	10%	2-4	\$1,500	2033	* *			
Membrane	1070	2 -4	\$1,500	2033				
TVIOINGIAITO	Insul Miss	/Displaced	, Extent : Moderate	e, Area A	ffected : 5%			
		-	ing At Mechanical	-	•			
Metal Panel	5%			2041	* *	10	\$7,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : Comp	oonent Actually Sta	ınding Se	eam			
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%		\$39,800	LIFE	* *			
			ent : Moderate, Are					
			4th And 5th Floor	_				
			xtent : Moderate, A					
			r Corridor - North	Wing At	Staff Bath, Main S	tair Betw	veen 4th And 5th	
Clared Clarina	$\frac{Floor La}{3\%}$	naings		LIFE	* *	5	\$22.200	
Sloped Glazing Interior	370			LIFE			\$33,200	
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	
			xtent : Light, Area		: 15%		. ,	
	Location	: North W	ing					
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	1.50/			20.41	ملد بات	-	Ф2.4. 2 00	
AcousTileSusp.Lay-In	15%			2041	* *	5	\$34,200	
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Gypsum Board	48%			LIFE	* *	5	\$136,600	
Metal Panel Plaster	2% 30%			LIFE LIFE	* *	5 5	\$5,700 \$42,700	
Site Enclosure	30%			LILE		J	\$42,700	
Fence/Gates								
Iron Picket	100%			2048	* *			
Ton I lenet	100/0			2010				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

System					re Replacement		aintenance			
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure										
Retaining Walls										
Masonry: Fieldstone	100%	2-4	\$18,900	2038	* *					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
	Location	: 5th Aven	ue Courtyard - Ma	in Entra	nce - At Balustrad	e				
	Other Obse	ervation, E	xtent : Light, Area	Affected	l : 100%					
	Location	: 5th Aven	ue Entry Courtyar	d						
	Explanat	ion : Comp	onent Actually Ma	ırble Par	nels And Balusters					
Site Pavements Public Sidewalk										
Cast in Place Concrete	93%	0-2	\$23,900	2041	* *					
	_	_	Extent : Moderate ue And East 104th		,,,					
Pavers/Stone	7%	. Still HVCIII	ue ma East 10 mi	2031	* *					
On-Site Walkways	7 70			2031						
Masonry: Granite	30%	2-4	\$89,300	LIFE	* *					
			+)		ed · 10%					
	Horizontal Cracks, Extent : Severe, Area Affected : 10% Location : North And South Loggias Flanking Courtyard									
	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 20%									
	Location: Main Entry Stairs At 5th Avenue									
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : 5th Avenue Entry Stairs And Loggia									
	Explanation: Sin Avenue Entry Statis And Loggid Explanation: Component Actually Marble Slabs									
Pavers/Stone	70%			2037	**					

ectrical	Current Repair	Future Repla	cement	M	aintenance						
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority					
der 600 Volts											
Service Equipment											
Fused Disc Sw	100%	2054	* *	5	\$700						
	Other Observation, Extent : Light, Area Affected : 100%										
	Location: Electrical Room	Location : Electrical Room									
	Explanation : 2- Main Service D Amperes.	isconnect Switches Ra	ted At 300	0 Ampere	es And 2000						
Switchgear / Switchboard											
Fused Disc Sw	80%	2054	* *	5	\$500						
	Other Observation, Extent : Light, Area Affected : 100%										
	Location : Electrical Room										
	Explanation : 4- Vertical Section	ıs									
Molded Case Bkrs	20%	2054	* *	5	\$800						
	Other Observation, Extent : Light,	Area Affected : 100%			·						
	Location : Electrical Room										
	Explanation: 1- Vertical Section	ı									
Raceway											
Conduit	100%	2054	* *	1							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Electrical	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Panelboards	4.70 /		• • • •		_			
Fused Disc Sw	15%		2050	* *	5	\$500		
Molded Case Bkrs	85%		2050	* *	5	\$3,400		
Wiring	1000/		2054	* *				
Thermoplastic	100%		2054	* *	1			
Motor Controllers	100/		2045	* *	-	#100		
Locally Mounted	10%		2045	* *	5	\$100		
Variable Frequency	90%		2045	* *				
Drive								
Ground								
Grounding Devices Generic	100%		LIFE	* *	5	\$2,300		
	10070		LIFE		3	\$2,300		
Stand-by Power Transfer Switches								
Automatic	100%		2045	* *	1	\$47,300		
Generators	10070		2043		1	\$47,300		
Diesel	100%		2041	* *	1	\$59,500		
Diesei	Other Observation, I	Extent : Light Area		. 100%	1	\$59,500		
	Location : Gallery		Пуссиси	. 10070				
	Explanation: Emer	-	Pated At	380 Kilowatts				
Batteries	Explanation . Emel	gency Generator R	aica zii .	700 Kilowalis				
Lead/Acid	100%		2023	\$1,700	5	\$5,700		
Fuel Storage	10070		2023	Ψ1,700		Ψ5,700		
Day Tank	50%		2050	* *	5	\$14,300		
24) 14111	Other Observation, I	Extent : Light, Area		: 100%	Č	Ψ1.,500		
	Location: Gallery Roof							
	Explanation : No Λ	-	apacity					
Main Tank	50%	1 0	2063	* *	5	\$2,300		
Widin Tank	Other Observation, I	Extent · Light, Area		. 100%	3	Ψ2,300		
	Location : Basemer		11,5,000.00	. 100/0				
	Explanation: 8000	Gallons Rated Car	pacity					
Lighting		Cup						
Interior Lighting								
Fluorescent	20%		2036	* *	10	\$28,200		
	T-8 Lamps And Fixti	res, Extent : Light,		fected : 100%		. ,		
	Location : Offices ,	Basement	-					
Fluorescent	10%		2036	* *	10	\$14,100		
Tuorescent	Compact Fluorescen	t Light, Extent : Lig		Affected : 100%	10	Ψ11,100		
	Location : Hallway	-	,,	33				
Fluorescent	20%		2036	* *	10	\$28,200		
Puolescent	T-5 Lamps And Fixti	ires Frient · Light			10	\$40,400		
	Location : Through		m cu Ajj	. 100/0				
LED		on the butuing	2026	* *				
LED L: 14:	50%		2036	~ ^				
Egress Lighting	500/		2026	* *	1			
Emergency, Service	50%		2036	* *	l			
Exit, LED	50%		2063	~ ^	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Electrical	Current Repa	air Future	Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
LED	10%	2036	* *					
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%	2063	* *	5	\$500			
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location: Stacks Only							
	Explanation : Lightning	Rods In The 2- Stacks (Ony					
Alarm								
Security System								
Generic	100%	2036	* *	1	\$57,400			
	Other Observation, Exten	t : Light, Area Affected	: 100%					
	Location : Gallery, Hal	lways, Offices And Outs	ide					
	Explanation: CCTV Su	rveillance Cameras And	Intrusion Alarm					
Fire/Smoke Detection								
Generic, Digital	100%	2036	* *	1-3	\$97,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Addressable Fire Alarm System; Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical	Current Re	oair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
leating G										
Energy Source Interruptible Gas/Dual Fuel	100%		2048	* *	1					
	Other Observation, Exte	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Sub-basement Vault									
	Explanation : (1) 8,00	0 Gallon Tank								
Conversion Equipment										
Steam Boiler	100% 0-2	\$52,800	2033	* *	1	\$136,900				
	Damaged, Extent : Moderate, Area Affected : 10%									
	Location : Shell Of The Boiler									
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Sub-basement Boiler Room									
	Explanation: 2 Dual I Water.	Fuel Steam Boiler.	s. Only	1 Heat Exchanger	· To Con	vert Steam To Hot				
Distribution										
Hot Wtr Piping/Pump	100%		2044	* *	4	\$7,600				
Terminal Devices										
Air Handler	80%		2036	* *	1	\$76,000				
Convector/Radiator	20%		2045	* *	1	\$9,900				

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille				2041	**	1	\$166,300	
	-	_	xtent : Light, Ared n Units. Sub-base		t : 100%			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	* *	4	\$11,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	* *	1	\$95,000	
Heat Rejection								
Water Cooling Tower	100%			2029	\$619,700	2	\$154,600	
			tent : Light, Area	Affected	: 100%			
	Location :							
	Explanation	on: 2 Units	S					
Ventilation								
Distribution	1000/			LIEE	* *	2.5	\$95.700	
Ductwork/Diffusers	100%			LIFE		2-5	\$85,700	
Exhaust Fans Interior	75%			2036	* *	2	\$3,500	
Roof	25%			2030	* *	2	\$1,200	
Plumbing	2370			2033			\$1,200	
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2027	\$99,600	2	\$2,200	
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron	10%			LIFE	* *	1		
			ent : Moderate, Ai					
	Location :	Througho	ut The North Side	Of The I	Building			
Storm Drain Piping								
Cast Iron	20%			LIFE	* *	1		
		-	ent : Moderate, Ai	rea Affec	ted : 25%			
	Location :	The North	Side Risers					
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2033	* *	4	\$4,900	
Backflow Preventer	10070			2000		•	Ψ1,200	
Generic	100%			2036	* *	1	\$9,400	
Fixtures Generic	100%			2000		1	Ψ2,100	
Vertical Transport	10070							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 MUSEUM OF THE CITY OF NEW YORK

Asset #: 2376

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: 1 Unit From Ground T	To 5th Floor, 2 U	nits From Sub-	basemen	t To 5th Floor	
	Explanation: 3 Units					
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	
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location: 2nd Fl. Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year 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 CAFE AND VISITOR CENTER

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 6,112 Project Type : CULTURAL AFFAIRS

Date of Survey : 08-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$53,200	\$53,200
Mechanical		\$74,700
Site Pavements	\$439,700	
Total	\$492,900	\$127,900
Importance Code A	\$53,200	\$53,200
Importance Code B		\$74,700
Importance Code C	\$439,700	
Total	\$492,900	\$127.900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,600		\$2,600	
Interior Architecture	\$29,200		\$1,200	
Electrical	\$300	\$200	\$200	\$200
Mechanical	\$5,800	\$500	\$700	\$500
Total	\$53,900	\$700	\$4,800	\$700
Importance Code A	\$18,800	\$400	\$2,800	\$400
Importance Code B	\$22,000	\$300	\$2,000	\$300
Importance Code C	\$13,100			
Total	\$53,900	\$700	\$4,800	\$700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
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	
Roof	000/ 1	¢4.000	2042	* *			
Metal Panel	80% Now Water Penetration, Location: At Exte	\$4,000 Extent : Moderate, A rior And Interior Sk					
Single Ply Membrane	10% 4+ Water Penetration, Location: Ticket I		2035 Area Affe	* * cted : 5%			
Skylight, Plastic	10% Now Water Penetration, Location: Interior Other Observation, Location: Main C Explanation: Can	· And Exterior Skyli; Extent : Light, Area 'overed Entrance	ghts		1		
Soffits		1, , 0					
Fiberglass Panel	10% 4+ Water Penetration, Location: Outside	\$900 Extent : Moderate, A Canopy At Skyligh		* * cted : 5%	5	\$4,400	
Wood	90%		2043	* *	5	\$106,400	
Interior							
Floors							
Carpet	2%		2029	\$2,400	3	\$300	
Cast in Place Concrete	5%		LIFE	* *	5	\$2,000	
	Other Observation, Location: Inside I Explanation: Med	Berm	Affected	: 100%			
Panel/Paver: Bluestone	55%	nanicai spaces	LIFE	* *	5	\$7,600	
Tallel/Tavel. Bluestolle	Other Observation,	Outdoor Entrance Co	Affected	: 100%	3	\$7,000	
Vinyl Tile	38%		2035	* *	3	\$1,300	
Interior Walls							
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Architecture	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Ceilings				_		
AcousTileSusp.Lay-In	15%	2043	* *	5	\$1,400	
Exposed Concrete	10%	LIFE	* *	5-10	\$1,100	
	Other Observation, Extent: Light,					
	Location : Main Outdoor Entranc	ce				
	Explanation : Stucco Ceiling					
Exposed Struc: Wood	75%	LIFE	* *	10	\$10,300	
	Other Observation, Extent : Light,	Area Affected : 45%				
	Location: Main Entrance					
	Explanation : Includes Covered C	Outdoor Area				
ite Enclosure						
Retaining Walls						
Masonry: Fieldstone	100%	2050	* *			
ite Pavements						
On-Site Walkways						
Pavers/Stone	100%	2039	* *			
Parking/Driveway						
Asphalt	100% Now \$439,7		* *			
	Cracking/Crumbling, Extent : Seve	re, Area Affected : 50%				
	Location : Main Parking Lot					
Activity Yard						
Asphalt	10%	2039	* *			
	Other Observation, Extent : Light,	Area Affected : 10%				
	Location : Outside Plaza Area					
	Explanation : Asphalt Paver Bloc	ks				
Pavers/Stone	90%	2039	* *			
	Other Observation, Extent : Light,	Area Affected : 90%				
	Location : Plaza					
	Explanation : Slate Pavers					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Transformers				
Dry Type	100%	2043 ***	* 3	
7 71	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Outside			
	Explanation: One 500 Kilovolt-amper	e, 4,160 High Voltage 24	10/120 Low Voltage	
Feeders				
Cable	100%	2046 **	* 1	
Raceway				
Conduit	100%	2050 **	* 1	

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	70%		2050	* *	5		
	Other Obser	rvation, Extent : Light, Area	Affected	: 100%			
		Electrical Room					
	Explanation	on : One 2500 Ampere Main	Disconn	ect Switch			
Fused Disc Sw	30%		2050	* *	5		
		rvation, Extent : Light, Area Electrical Room	Affected	: 100%			
	Explanatio	on : One 400 Ampere Main I	Disconne	ct Switch			
Transformers							
Dry Type	100%		2043	* *	5		
	Other Obser	rvation, Extent : Light, Area	Affected	: 100%			
	Location :	Electrical Room					
	Explanatio	on : One 150 Kilovolt-amper	es, 480/2	277 High Voltage 2	208 Low	Voltage	
Switchgear / Switchboard							
Air Circuit Breaker	100%		2050	* *	5		
Raceway							
Conduit	100%		2050	* *	1		
Panelboards							
Fused Disc Sw	5%		2046	* *	5		
Molded Case Bkrs	95%		2046	* *	5	\$200	
Wiring							
Thermoplastic	100%		2050	* *	1		
Motor Controllers							
Locally Mounted	100%		2043	* *	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
ighting							
Interior Lighting							
Fluorescent	60%		2035	* *	10	\$3,400	
		rvation, Extent : Light, Area					
		Kitchen, Offices, Locker Ro	om, Mec	hanical And Electi	rical Roo	om .	
		on: T-8 Lamps					
Fluorescent	20%		2035	* *	10	\$1,100	
		uorescent Light, Extent : Lig	ght, Area	Affected: 100%			
	Location :	Cafe Area					
LED	20%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2035	* *	10	\$700	
Exit, Service	50%		2035	* *	1		
Exterior Lighting							
HID	50%		2035	* *	10		
No Component	50%						

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Electrical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2038	* *	1	\$700	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$1,100	

Mechanical	Current Repair	Future	Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	25%	2050	* *	1		
Natural Gas	75%	2050	* *	1		
Conversion Equipment						
Furnace	75%	2030	\$10,500	1	\$2,300	
	Other Observation, Extent: Light, Are Location: Outside The Building Explanation: 2 Units. 1 Hot Water E Heating			e Melting	g System Not	
Radiant Heater	25%	2030	\$26,400	2	\$700	
	Other Observation, Extent : Light, Are	ea Affected .	: 100%			
	Location: Various Areas					
	Explanation: Electric Heaters In Du	icts Used Te	o Supplement Gas	Furnace	е	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment Ext Pkg Unit -	100%	2030	\$74,700	2	\$400	
Heating/Cooling	R-22 Refrigerant, Extent : Light, Area Location : 2 Units, Outside	Affected : 1	100%			
Ventilation	Location . 2 Omis, Omistae					
Distribution						
Ductwork/Diffusers	100% 0-2 \$5,500 Corroded, Extent : Moderate, Area Afj Location : Outside	fected : 10%		2-5	\$3,400	
	Insul. Deteriorating, Extent : Moderat Location : Outside	e, Area Affe	ected : 10%			
Exhaust Fans						
Roof	100%	2030	\$9,900	2	\$200	
Plumbing				_		
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		
Water Heater						
Electric	100%	2025	\$5,300	4	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER

Asset #: 13921

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Backflow Preventer				
Generic	100%	2035 **	1 \$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$10,300,700	\$5,971,600
Importance Code A	\$9,955,500	\$1,946,500
Importance Code B	\$293,600	\$4,025,100
Importance Code C	\$51,600	
Total	\$10,300,700	\$5,971,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$162,700	\$19,200	\$52,300	\$26,800
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			
Total	\$162,700	\$19,200	\$52,300	\$26,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	400/ 37				
Cast Iron	10% Now \$85,700 Corrosion/Rusting, Extent : Severe, Area Location : Primary Entrance Vestibules				
Masammu Drials		LIFE **		\$2,300	
Masonry: Brick	Diagonal Cracks, Extent: Severe, Area A Location: Restroom Wing Horizontal Cracks, Extent: Severe, Area	Affected : 10%	5	\$2,300	
	Location: Restroom Wing	Affected . 10/0			
Magammu Limagtana		LIFE **	5	\$8,500	
Masonry: Limestone	Cracking/Crumbling, Extent : Moderate, Location : Various Locations	LIFE	3	\$6,300	
	Jnt Mortar Miss/Erod, Extent : Moderate	e, Area Affected : 20%			
	Location : Throughout				
	Staining/Discoloring, Extent: Moderate, Location: Throughout	Area Affected : 25%			
Window Wall	55% Now \$119,600 Corrosion/Rusting, Extent : Severe, Area Location : Interior Face Of Window Wo		5	\$47,000	
	Other Observation, Extent: Severe, Area Location: Throughout Vertical Window Explanation: Framing Made Of Cast In	v Wall			
Wood	5% Now \$68,900 Deteriorated Finish, Extent: Severe, Area Location: Secondary Entry Vestibules Dry Rot/Decay, Extent: Severe, Area Affi	2043 ** a Affected : 35%	5	\$5,700	1
	Location: Secondary Entry Vestibules				
Windows	· ·				
Steel	10% Other Observation, Extent: Severe, Area Location: Upper Explanation: Cast Iron - Operable Por		5	\$61,000	
No Comment		uon Oj winaows			
No Component	90%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

			Asset # . I					
Architecture	_	Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Built-Up (BUR)	Blisters, E Location Water Pen Location Worn/Erod	: Over Res etration, E : Over Bot	xtent : Severe, Are iler Room : Moderate, Area	a Affecte				
Roll Roofing	Water Pen	Now etration, E.	\$3,000 xtent : Moderate, 2 Connector	2026 Area Affe	\$60,800 ected : 20%	5	\$10,800	
Skylight, Metal/Glass Sloped Glazing	Condensation Location Corrosion. Location Glazing C. Location Gut/DS No Location Caulking I Location Other Obs Location	: Green M /Rusting, E. : Interior (louded, Ext : Through on Func/Mi : Corroded Deteriorate : Lower Po ervation, E : Conserva	iss, Extent : Severe d Gutters In Varion d, Extent : Severe, portion Of Slope extent : Moderate, a atory Roof	lazing Jo la Affecte Framing Affected la, Area Af us Locati Area Affe Area Affe	nints - Throughout d: 25% : 25% Gected: 25% Gected: 25%	10 5	\$10,800 \$1,838,700	1
nterior	Блрини	ion . I rum	ing is cast from o	n mierio	T ucc mu mumm	ium On E	Merior I dec	
Floors Cast in Place Concrete Ceramic Tile		2-4 ded, Extent : Bathroon	\$28,300 : Moderate, Area ns	LIFE 2026 Affected	* * \$94,400	5 5	\$169,000 \$2,100	
Panel/Paver: Cer/Brk Panel/Paver: Bluestone Terrazzo	15% 30% 5%			2046 LIFE LIFE	* * * * * *	5 5 5	\$29,000 \$38,600 \$6,700	
Interior Walls	370			<u> </u>			ψ0,700	
Cast in Place Concrete Ceramic Tile			\$2,000 : Severe, Area Aff ns Throughout	LIFE 2045 ected: 1	* * * *	10 5	\$200	
Concrete Masonry Unit Masonry: Brick Masonry: Fieldstone Metal Panel	25% 30% 5% 5%			LIFE LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 10 10 10	\$300 \$100	
Plaster No Component	5% 20%			LIFE	* *	5-10	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	15%			LIFE	* *	5-10	\$16,200	
Metal Panel	5%			LIFE	* *	5	\$10,800	
Plaster	5%			LIFE	* *	5-10	\$7,400	
No Component	75%							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
On-Site Walkways								
Asphalt	90%	Now	\$51,600	2039	* *			
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	eted : 50%			
	Location	: Through	out					
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 30%			
	Location	: Court Ar	ea					
	Explanat	tion : Asph	alt Pavers					
Cast in Place Concrete	5%			2043	* *			
Masonry: Granite	2%			LIFE	* *			
Pavers/Stone	3%			2039	* *			

Electrical	Current Repair	Future R	eplacement	М	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Transformers								
Dry Type	100%	2028	\$156,000	3	\$300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside							
	Explanation: One 750 Kilovolt Ampere, 4,160 High Voltage 208/120 Low Voltage							
Feeders								
Cable	100%	2029	\$17,500	1				
Raceway								
Conduit	100%	2030	\$47,500	1				
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%	2040	* *	5	\$200			
	Other Observation, Extent : Ligit	ht, Area Affected : 10	00%					
	Location : Electrical Room Ba	sement						
	Explanation: One 1,200 Ampe	ere Main Disconnect	Switch For Ho	use No. I	, No.2 And No.3			
Fused Disc Sw	50%	2030	\$21,000	5	\$100			
	Other Observation, Extent : Ligh	ht, Area Affected : 1	00%					
	Location : Outside The Building							
	Explanation : Four 400 Amper	e Main Disconnect	Switch For Hoi	ise No.4,	No.5,			
	Conservatory And Nolen Satal							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Electrical	Current Repair	Future Replace	ement	М	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Switchgear / Switchboard							
Molded Case Bkrs	100%	2040	* *	5	\$1,500		
Raceway	-00/						
Conduit	70%		42,500	1			
Conduit	30%	2040	* *	1			
Panelboards	100/	2020	Φ2 400	-	Ø100		
Fused Disc Sw	10%		\$3,400	5	\$100		
Molded Case Bkrs	60%		20,400	5	\$900		
Molded Case Bkrs	30%	2038	* *	5	\$500		
Wiring	200/	2040	* *	1			
Thermoplastic	30%	2040		1			
Thermoplastic	70%	2030 \$	40,000	1			
Motor Controllers	200/	2025	* *	-	¢100		
Locally Mounted	30%	2035		5	\$100		
Locally Mounted	60% 10%		49,900	5	\$200		
Variable Frequency Drive	1070	2047					
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,700		
Generic	Other Observation, Extent : Light, A			3	\$1,700		
	Location : Boiler Room						
	Explanation: Water Main						
Stand-by Power	*						
Transfer Switches							
Automatic	100%	2035	* *	1	\$17,800		
Generators					•		
Diesel	100%	2033	* *	1	\$22,400		
	Other Observation, Extent : Light, A	1rea Affected : 100%					
	Location : Outside						
	Explanation: One 125 Kilowatts						
Batteries							
Lead/Acid	100%	2023	\$1,700	5	\$2,100		
Fuel Storage	·					_	
Main Tank	100%	2045	* *	5	\$1,700		
	Other Observation, Extent : Light, A						
	Location: Generator Room Outside	de					
	Explanation: One 250 Gallons						

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Electrical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2030	\$106,200	10	\$26,500	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Throughout T	The Building				
	Explanation: Using T-8	Lamps				
Fluorescent	5%	2030	\$10,600	10	\$2,700	
	Compact Fluorescent Ligi	_	Affected: 100%			
	Location : Throughout T	The Building				
LED	45%	2038	* *			
Egress Lighting						
Emergency, Service	50%	2030	\$16,100	1		
Exit, Service	50%	2030	\$8,800	1		
Exterior Lighting						
HID	30%	2030	\$74,300	10	\$100	
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	\$59,500	1	\$6,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$10,700	

Mechanical	Current Repair	Future Replaceme	nt	M	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY		Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Interruptible Gas/Dual Fuel	100%	2040	* *	1			
	Other Observation, Extent : Light, Area	Affected : 100%					
	Location : Boiler Room						
	Explanation: No. 4 Oil And Gas						
Conversion Equipment							
Steam Boiler	100% 0-2 \$397,700	2050	* *	1	\$51,500		
	Corroded, Extent : Moderate, Area Affe	cted : 10%					
	Location : Boiler Shells						
	Leak Evident, Extent : Moderate, Area A	Iffected : 5%					
	Location: Oil Leaking From Burners						
	On Extended Life, Extent : Moderate, Ar	ea Affected : 100%					
	Location: Basement Boiler Room						
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement Boiler Room						
	Explanation: 2 Units. 1 Heat Exchange	er With Is On Extende	d Life	Time A	nd Rusted.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Mechanical		Current F	Renair	Futue	e Replacement	M	aintenance	
System	0/ 0							5.4.4.
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution	1000/		***				0000	
Hot Wtr Piping/Pump	Location Leak Evide Location	: Through ent, Extent : Connecti	\$95,800 Toderate, Area Affeout Toderate, Area Area Area Area Area Area Area Area	Affected :	20%	4	\$2,900	
		ea Lije, Ex : Through		геи Ајјес	iea . 100/o			
Terminal Devices	Locuiton	. Through	oui					
Air Handler Convector/Radiator	Location Leak Evide	: The Covernt, Extent	\$59,200 Toderate, Area Affe ers, Various Locat : Moderate, Area A nections, Througho	ions Affected :		1 1	\$3,600 \$15,100	
Air Conditioning	Location	. The Con	nections, Through	ш				
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment Exterior Pkg Unit -	5%			2025	\$24,900	2	\$200	
Cooling	-	gerant, Ext	ent : Light, Area A Office	ffected :	100%			
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	_		\$1,100 Toderate, Area Affe ver Of Boiler Roon		* *	2-5	\$3,200	
No Component	90%							
Exhaust Fans								
Interior	10%			2030	\$21,900	2	\$200	
Roof	5%			2025	\$5,100	2	\$100	
No Component	85%							
Plumbing								
H/C Water Piping	1000/			2040	* *	1		
Brass/Copper	100%			2040	* *	1		
Water Heater Electric	100%			2023	\$54,100	4	\$500	
Sanitary Piping	100/0			2023	φ34,100		φυθυ	
Cast Iron		0-2 Extent : M : Boiler R	\$9,000 Toderate, Area Affe Dom	LIFE cted: 10	* *	1		
Storm Drain Piping Cast Iron No Component	10% 90%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
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%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		tion, Extent : Light, Area					
	Location : Se	rvice Elevator From Base	ement To	1st Floor			
	Explanation :	One Unit					
Fire Suppression							
Sprinkler							
No Component	85%						
Generic	15%		2030	\$90,300	1-2	\$2,400	
Fire Pump							
Generic		-2 \$800	2033	* *	1	\$9,700	
	Corroded, Exte	ent : Moderate, Area Affe	cted : 10	%			
	Location : Bo	ost Pump					

Maintenance \$ are aggregated over a ten-year 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

Area Sq Ft : 21,568 Project Type : CULTURAL AFFAIRS

Date of Survey : 07-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$2,397,100	\$1,194,400
Importance Code A	\$1,547,300	\$499,800
Importance Code B	\$766,600	\$694,600
Importance Code C	\$83,300	
Total	\$2,397,100	\$1,194,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$171,900	\$8,600	\$15,300	\$12,100
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	
Total	\$171,900	\$8,600	\$15,300	\$12,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

rchitecture	Current Repair	Future	Replacement	M	aintenance	
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior		•				
Exterior Walls						
Masonry: Brick	60% Now \$326,700 Cracking/Crumbling, Extent: Severe, A Location: Penthouse Horizontal Cracks, Extent: Severe, Are			5	\$17,300	1
	Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Location: Throughout					
	Loose Units, Extent : Severe, Area Affe Location : Penthouse, Above Window Misaligned/Bulging, Extent : Severe, A	Lintels				
	Location: Throughout, Penthouse	rea zijjeciel	u . 2370			
	Rusting Masonry Supt, Extent : Severe, Location : Lintels And Spandrels Thro	oughout	eted : 25%			
	Spalling, Extent : Severe, Area Affected Location : Penthouse		100/			
	Water Penetration, Extent : Severe, Ard Location : Penthouse	га Ајјестеа	: 10%			
Masonry: Granite	10%	LIFE	* *	5	\$4,300	
Stucco Cement	10% Now \$4,400 Cracking/Crumbling, Extent : Severe, A Location : Overhang	2035 Area Affecto	* * ed : 10%	5	\$3,600	
Window Wall	20% Now \$57,900 Air Infiltration, Extent: Severe, Area A Location: Throughout Corrosion/Rusting, Extent: Moderate, Location: Throughout			5	\$10,800	
	Caulking Deteriorated, Extent : Severe Location : Throughout	, Area Affe	cted : 100%			
	Water Penetration, Extent : Severe, Ard Location : Various Laboratories And		: 20%			
Windows	050/ N	2055	* *	_	ΦΩ (ΩΩ	
Aluminum	95% Now \$834,700 Unit Inoperable, Extent: Severe, Area Location: First Floor Laboratories, Water Penetration, Extent: Severe, Area	Various Oth	10% hers	5	\$9,600	
	Location: Throughout Other Observation, Extent: Light, Area Location: All Windows					
	Explanation: Single Pane Non-energ	y Efficiency	y Windows			
Metal Louvers	5%	2033	* *	10	\$6,300	
Parapets						
Metal Rail	15%	2035	* *	5-10	\$17,500	
No Component	85%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

	Current F	Repair	Future	e Replacement	М	aintenance	
% of I	Fail Date	Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priori
Total	(Years)		FY		(Yrs)		
100%	Now	\$328,100	2040	* *			1
Adhesion Fo	ailure, Ex		Affected	: 10%			
Location:	Main Ro	of					
Blisters, Ext	tent : Seve	re, Area Affected .	25%				
Location:	Roof						
Ponding, Ex	ctent : Sev	ere, Area Affected	: 40%				
Location:	Roof						
100%			LIFE	* *	5		
• • • • •				de de	_	**	
						•	
						•	
						•	
	3.T	#20.200				•	
					3	\$1,600	
			Area Aff	ected : 100%			
10%	Now	\$49,600	2040	* *	3	\$1,600	
Adhesion Fo	ailure, Ex	tent : Severe, Area	Affected	: 50%			
Location:	Basemen	t, 1st Floor					
Broken/Mis.	sing Elem	ents, Extent : Seve	re, Area A	Affected : 50%			
Location:	Basemen	t, Toilet Room					
				* *		•	
						•	
						•	
		. ,			5	\$4,000	
Location :	At Bulkh	eads, Various Labo	oratories	And Classrooms, 2	4t Windo	w Openings	
0.00/	3.7	Φ.C	2025	* *	_	#10.500	
		·			5	\$19,500	
_				ed : 23%			
	Laborate	ries Ana Hailways					
10%			LIFE	**	5-10	\$5,400	
			2065	* *			
050/			2065				
95% 5%			2021	* *			
95% 5%			2031	* *			
5%	Δ+	\$3.400		**			
5% 100%	4+	\$3,400	2040	* *			
5% 100%	rvation, E	xtent : Severe, Are	2040	* *			
	100% Adhesion For Location: Blisters, Ext. Location: Ponding, Ext. Location: 100% 20% 15% 5% 40% 10% Misaligned/ Location: Broken/Mis. Location: 5% 35% 15% 45% Water Pene Location: 90% Misaligned/	100% Now Adhesion Failure, Ext. Location: Main Roof Blisters, Extent: Seve. Location: Roof Ponding, Extent: Seve. Location: Roof 100% 20% 15% 5% 40% 10% Now Misaligned/Bulging, It Location: Corridor: 10% Now Adhesion Failure, Ext. Location: Basemen Broken/Missing Elem. Location: Basemen 5% 35% 15% 45% Now Water Penetration, Ext. Location: At Bulkho	Total (Years) 100% Now \$328,100 Adhesion Failure, Extent: Severe, Area Location: Main Roof Blisters, Extent: Severe, Area Affected: Location: Roof Ponding, Extent: Severe, Area Affected Location: Roof 100% 20% 15% 5% 40% 10% Now \$38,300 Misaligned/Bulging, Extent: Moderate, Location: Corridors 10% Now \$49,600 Adhesion Failure, Extent: Severe, Area Location: Basement, 1st Floor Broken/Missing Elements, Extent: Seve Location: Basement, Toilet Room 5% 35% 15% 45% Now \$5,500 Water Penetration, Extent: Severe, Area Location: At Bulkheads, Various Labor Missligned/Bulging, Extent: Severe, Area Location: Laboratories And Hallways	Now \$328,100 2040	% of Fail Date Estimated Cost Year FY	Now \$328,100 2040 ** * * * * * * * * * * * * * * * * *	Now

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

Architecture	Current Rep	air	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	100% Now	\$6,700	2033	* *			
	Cracking/Crumbling, Ex	tent : Severe, A	rea Affecto	ed : 10%			
	Location : Throughout						
Parking/Driveway							
Asphalt	100% Now	\$83,300	2039	* *			
	Cracking/Crumbling, Ex	tent : Severe, A	rea Affecto	ed : 50%			
	Location: Throughout						

Electrical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2030	\$5,000	5	\$100	
		ervation, Extent : Light, Are		l : 100%			
		: Electrical Room Basemer					
	Explanati	ion : One 600 Ampere Mair	n Disconne	ect 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		
		quipment, Extent : Modera : Electrical Room	te, Area A <u>j</u>	ffected : 100%			
Molded Case Bkrs	90%		2029	\$70,100	5	\$500	
Wiring				-			
Braided Cloth	80%	2-4 \$55,500	2055	* *	1		
		Aged, Extent : Moderate, A : Throughout The Building	rea Affecte	ed : 100%			
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 Obse	ervation, Extent : Moderate	, Area Affe	ected : 100%			
	Location	: Water Main Basement	-				
	Explanati	ion : Corroded					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2025	\$66,400	10	\$26,500	
	Other Observation, Extent : Liga	ht, Area Affected : 1	100%			
	Location : Throughout The Bu	ilding				
	Explanation: Using T-8 Lamp	S				
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	

echanical	Current Repair	Future Replacement	Maintenance					
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	st Priority				
ating								
Energy Source								
Electricity	100%	2040 **	1					
	Other Observation, Extent : Light, Area	Affected : 100%						
	Location: Throughout							
	Explanation : Temporary Electric Hea	at, Building Is Mostly Aband	doned					
Conversion Equipment								
Radiant Heater	100%	2030 \$499,800	2 \$13,40	0				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout							
	Explanation: 25 Radiant Units Being	Used To Substitute The Abo	andoned Radiators.					
Distribution								
Central Plant Steam	100% 0-2 \$143,200	2060 **	4 \$1,40	0				
Piping/Pmp								
1 0 1	Abandoned in Place, Extent: Moderate	, Area Affected : 100%						
	Location : All Piping, Throughout Pip	ping						
	Leak Evident, Extent : Severe, Area Affe	ected : 50%						
	Location: Throughout Piping. Low F	Pressure Steam From Librar	ry Building					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2372

Mechanical	Current Repair	Future Replacement	Maintenance	Priority
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Terminal Devices Air Handler	25% 0-2 \$49,600 Abandoned in Place, Extent : Moderal Location : 1 Unit Remains In Basem	te, Area Affected : 100%	1 \$4,000	
Convector/Radiator	75% 0-2 \$113,200 Abandoned in Place, Extent : Moderat Location : Throughout		1 \$6,300	
Air Conditioning				
Energy Source Electricity	100%	2038 **	1	
Conversion Equipment Interior Pkg Unit - Cooling	50% 0-2 \$105,500		2 \$700	
	Abandoned in Place, Extent: Modera Location: 1 Condemned Unit Remai			
Window/Wall Unit	20% 0-2 \$11,800 Obsolete Equipment, Extent : Moderat Location : Various Locations		1	
No Component	30%			
Ventilation				
Distribution Ductwork/Diffusers	100% 0-2 \$104,000 Abandoned in Place, Extent: Moderat Location: Throughout, This Equipm Needs Cleaning, Extent: Moderate, A Location: Throughout, This Equipm	te, Area Affected : 100% ent Has Not Been Used For . rea Affected : 100%	•	
Exhaust Fans				
Interior	25% 0-2 \$25,100 Abandoned in Place, Extent : Moderat Location : Penthouse		2 \$200	
Interior	75%	2040 **	2 \$700	
Plumbing H/C Water Piping Brass/Copper	100% 0-2 \$42,000 Abandoned in Place, Extent : Modera Location : Throughout		1	
Water Heater	-			
Electric	15% 0-2 \$3,700 Abandoned in Place, Extent : Moderat Location : Basement		4	
Electric	85%	2030 \$21,100	4 \$200	
HW Heat Exchanger High Temp	100% 0-2 \$7,400 Abandoned in Place, Extent : Moderat Location : Basement		4 \$2,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%	0-2	\$10,300	LIFE	* *	1		
	Blockage /C	logged, Ex	xtent : Moderate, .	Area Affe	ected : 40%			
	Location:	Water Ba	cks Up In Baseme	nt And O	outside The Buildin	g.		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$3,200	2040	* *	4	\$500	
	Ab and oned	in Place, I	Extent : Moderate,	Area Af	fected : 100%			
	Location:	Basement						
Fixtures								
Generic	100%							
	Ab and oned	in Place, I	Extent : Moderate,	Area Af	fected : 100%			
	Location:	Througho	ut					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
•	Other Obser	rvation, Ex	tent : Light, Area	Affected	: 100%			
	Location:	Basement	To 3rd Floor					
	Explanatio	on: 1 Cond	demn Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 5,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$42,000	
Total	\$42,000	
Importance Code C	\$42,000	
Total	\$42,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$55,100	\$1,700	\$2,900	\$1,000
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	
Total	\$55,100	\$1,700	\$2,900	\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$25,800	
		Extent : Light, Ar	ea Affected :	15%				
		: Throughout						
		etration, Extent :			d : 30%			
	Location	: Basement Four	ndation Wall	S				
Windows								
Aluminum	100%			2052	* *	5	\$100	
Roof								
Asphalt Shingle	50%			2043	* *	10	\$1,300	
Modified Bitumen	50%			2035	* *	10	\$7,700	
nterior								
Floors	222/				di di	_	440 (00	
Cast in Place Concrete	90%		T . 1 . 4	LIFE	**	5	\$30,600	
		l Cracks, Extent :	_	Affected	: 15%			
	-	: Throughout, L	ocker Room					
Quarry Tile	10%			2047	* *	5	\$1,200	
Interior Walls								
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%		\$13,000	LIFE	**			
		r Miss/Erod, Exte	ent : Moderai	e, Area A	Affected: 15%			
		: Basement	~ .					
		etration, Extent :	Severe, Are	a Affecte	d : 15%			
		: Basement						
Masonry: Fieldstone	25%		\$42,000	LIFE	* *			
		ervation, Extent			ed : 20%			
		: Basement Wali						
	Explana	tion : Ground Wa	ter Penetrat	ion				
Ceilings	_, .			• • • •	, .	_		
AcousTileSusp.Lay-In	5%			2043	* *	5		
Exposed Struc: Steel	50%			LIFE	* *	10	\$400	
Gypsum Board	45%			LIFE	* *	5-10	\$600	
Site Pavements								
On-Site Walkways	1000/			2042	* *			
Cast in Place Concrete	100%			2043	~ ~ ~			

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Electrical	Current Repair	Future Replacer	nent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Transformers Liquid Filled	100% Other Observation, Extent : Light, Are Location : Outside Explanation : One 500 Kilovolt-ampe		* *	3 /277 Low	v Voltage	
Feeders						
Cable	100%	2046	* *	1		
Raceway	1000/	2050	* *	1		
Conduit	100%	2050	* *	1		
Under 600 Volts						
Service Equipment	700/	2050	* *	5		
Air Circuit Breaker	70%	2050	* *	5		
	Other Observation, Extent: Light, Are	00				
	Location : Electrical Room Basemen. Explanation : One 1,200 Ampere Ma Building		For H	orticultur	e And Facilities	
Air Circuit Breaker	30%	2050	* *	5		
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Electrical Room Basemen	t				
	Explanation: One 800 Ampere Main	Disconnect Switch F	or Snuj	ff Mill		
Switchgear / Switchboard						
Air Circuit Breaker	100%	2050	* *	5		
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2046	* *	5		
Molded Case Bkrs	95%	2046	* *	5	\$100	
Wiring					•	
Thermoplastic	100%	2050	* *	1		
Motor Controllers						
Locally Mounted	90%	2043	* *	5		
Variable Frequency	10%	2047	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Basement					
	Explanation: Water Main					
Stand-by Power						
Transfer Switches						
Automatic	100%	2043	* *	1	\$1,700	
Generators						
Diesel	100%	2039	* *	1	\$2,100	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Generator Room Outside					
	Explanation: One 265 Kilowatts					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Electrical	Current Rep	air Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Batteries									
Nickel Cadmium	100%	2025	\$1,600	5	\$1,200				
Fuel Storage									
Main Tank	100%	2058	* *	5	\$200				
	Other Observation, Exte	nt : Light, Area Affected	' : 100%						
		Location: Outside							
	Explanation: One 250	Gallons							
Lighting									
Interior Lighting	500/	2027	* *	1.0	#2 100				
Fluorescent	50%	2035		10	\$2,400				
	Other Observation, Exte		: 100%						
	Location: Throughout	-							
	Explanation: T-8 Lam								
Fluorescent	20%	2035	* *	10	\$1,000				
	Compact Fluorescent Lig		Affected: 100%						
	Location: Throughout	The Building							
LED	30%	2038	* *						
Egress Lighting									
Emergency, Service	50%	2035	* *	1					
Exit, LED	50%	2058	* *	1					
Exterior Lighting									
HID	50%	2035	* *	10					
No Component	50%								
Lightning Protection									
Arresters/Cabling									
Generic	100%	2058	* *	5	\$200				
Alarm									
Security System									
No Component	70%								
Generic	30%	2035	* *	1	\$600				
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2038	* *	1-3	\$1,000				

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2056	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$2,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2374

Mechanical	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Distribution Hot Wtr Piping/Pump	Location	Extent : M : Distribut	\$4,700 Toderate, Area Affe tion Line Under Gr	ound Be	tween This Buildin	4 g And P	\$300 10 Building.	
			: Moderate, Area A			~ And D	10 Parildina	
T : 1D :	Location	: Distribut	tion Line Under Gr	оипа ве	tween This Builain	g Ana P	10 Builaing.	
Terminal Devices Convector/Radiator	60%			2043	* *	1	\$1,000	
Fan Coil Unit/Heat	40%			2045	* *	1	\$700	
air Conditioning	7070			2033			\$700	
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2028	\$8,400	1		
No Component	20%							
entilation entile								
Distribution	100/						4.	
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
No Component	90%							
Exhaust Fans	100/			2025	* *	2		
Roof No Component	10% 90%			2035		2		
lumbing	9070							
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater	10070			2020				
Gas Fired	100%			2028	\$3,100	2	\$100	
Sanitary Piping							·	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2023	\$200	4	\$200	
Backflow Preventer								
Generic	100%			2035	* *	1	\$300	
			Extent : Light, Area	Affected	! : 100%			
			Of Building					
D' -	Explana	tion : Outsi	de Hot Box					
Fixtures Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 93,700 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Mar-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,4,6

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$1,302,700	\$2,890,200
Importance Code A	\$299,900	\$752,300
Importance Code B	\$923,000	\$2,138,000
Importance Code C	\$79,700	
Total	\$1,302,700	\$2,890,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$308,400	\$24,300	\$60,900	\$33,500
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			
Total	\$308,400	\$24,300	\$60,900	\$33,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Current Repair		Futur	e Replacement	M	aintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
			LIFE	* *	5	\$209,500	
				* *			
					5	\$114,000	
				d : 5%			
100%			2038	* *	5	\$52,500	
					5	\$4,600	
_	_	0		ed : 5%			
Location	: Exterior	Face In Various A	reas				
55%			2035	* *	10	\$25,000	
100/		4- 000	2025				
			ea : 10%				
		· · · · · · · · · · · · · · · · · · ·					
100%			LIFE	* *	5		
5%	Now	\$76,600	2032	* *	3	\$7,900	
				0%		+ · y- · ·	
Location	: Through	out					
15%			LIFE	* *	5	\$69 400	
				* *			
				* *		Ψ5,500	
	4+	\$150,600		* *		\$44,600	
				cted : 5%	3	Ψ+1,000	
			33				
			Affected	: 10%			
			33				
20%	Now	\$61.200	2030	\$204.000	3	\$7.900	
Adhesion	Failure, Ex	tent : Severe, Area				41,5200	
			no 1	Affactad: 100/			
	-						
		* *	_				
				0% Iffice Space			
	10% 5% 85% Water Pen Location 100% 70% 30% Cracking/c Location 25% 10% 55% 8listers, E Location 100% 5% Worn/Eroc Location 15% 5% 14% Horizontal Location Worn/Eroc Location Roken/Mi Location	10% 5% 85% 4+ Water Penetration, E Location: Basement 100% 70% 30% 4+ Cracking/Crumbling, Location: Exterior 25% 10% 55% 10% 0-2 Blisters, Extent: Mode Location: South Side 100% 5% Now Worn/Eroded, Extent Location: Through 15% 5% 1% 54% 4+ Horizontal Cracks, E Location: Various: Worn/Eroded, Extent Location: Sixth Flocation: Sixth Flocation: First Flocation: Flocat	10% 5% 85% 4+ \$195,200 Water Penetration, Extent: Severe, Area Location: Basement Electrical Switch 100% 70% 30% 4+ \$30,000 Cracking/Crumbling, Extent: Light, Ara Location: Exterior Face In Various A 25% 10% 55% 10% 0-2 \$7,000 Blisters, Extent: Moderate, Area Affecta Location: South Side Roof 100% 5% Now \$76,600 Worn/Eroded, Extent: Severe, Area Affecta Location: Throughout 15% 5% 1% 54% 4+ \$150,600 Horizontal Cracks, Extent: Moderate, Area Location: Various Areas Worn/Eroded, Extent: Moderate, Area Location: Sixth Floor 20% Now \$61,200 Adhesion Failure, Extent: Severe, Area Location: First Floor Broken/Missing Elements, Extent: Severe Location: First Floor Vestibule, Shipp	10%	Now S76,600 2032 ** Blisters, Extent : Moderate, Area Affected : 10% LIFE ** Down Sow S76,600 2032 ** Down Sow S76,600 LIFE ** Sy Now S76,600 LIFE ** LIFE ** Sy LIFE ** Sy LIFE ** Sy Location : Basement Electrical Switch Gear ** Too Sixth Floor LIFE ** Too Sixth Floor Sow S61,200 2030 S204,000 S204,000 Sow S61,200 Sow S204,000 Sow S61,200 Sow S204,000 Sow S61,200 Sow S204,000 Sow S61,200 2030 S204,000 Sow S61,200 2030 S204,000 Sow S61,200 2030 S204,000 Adhesion Failure, Extent : Severe, Area Affected : 10% Location : Sixth Floor Sow S61,200 2030 S204,000 S204,000 S204,000 Sow S61,200 S204,000 S204,000 Sow S61,200 S204,000 S204,000 Save Sow Sow S61,200 S204,000 S204,000 Save Sow Save Sav	Now S76,600 2035 ** 10 2058 ** 10 2058 ** 10 2058 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 10 2055 ** 2058 ** 10 2055 ** 2058 ** 10 2055 ** 2058 ** 10 2055 ** 2058 ** 10 2055 ** 2058 ** 10 2055 ** 2058 ** 2058 ** 2058 ** 2058 ** 2058 2058 ** 2058 2058 ** 2058 2058 ** 2058 2058 ** 2058 20	No of Fail Date Estimated Cost FY Estimated Cost Cycle C

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Concrete Masonry Unit	15%		LIFE	* *	5	\$5,700	
Gypsum Board	20%		LIFE	* *	5-10	\$16,200	
Gypsum Board	20%		LIFE	* *	5-10	\$16,200	
Masonry: Brick	3%		LIFE	* *	10	\$400	
Metal Panel	2%		LIFE	**	10	\$400	
	Other Observation, E. Location: North Sid	le	А Дестеа	: 100%			
	Explanation : Annex						
Plaster	40% Now	\$17,300	LIFE	* *	5	\$5,700	
	Cracking/Crumbling,						
	Location: Various A	-					
	Staining/Discoloring,		irea Affec	cted: 10%			
G 11:	Location : Various A	areas Inrougnout					
Ceilings AcousTileSusp.Lay-In	10%		2043	* *	5	\$10,600	
AcousTileSusp.Lay-In AcousTileSusp.Lay-In	20% 0-2	\$38,800	2045	* *	5 5	\$10,600	
Acous The Susp. Lay-in	Misaligned/Bulging, I Location: 1970s Wi	Extent : Moderate,			3	\$10,000	
	Worn/Eroded, Extent Location : 1970s Wi	: Moderate, Area	Affected .	: 10%			
Exposed Struc: Steel	5%		LIFE	* *	10	\$10,600	
Gypsum Board	10%		LIFE	* *	5-10	\$36,300	
Plaster	15%		LIFE	* *	5-10	\$27,300	
Plaster	40% Now Cracking/Crumbling,	\$63,000 Extent : Severe, A	LIFE rea Affec	* * eted : 10%	5	\$26,400	
	Location: Basemen	t					
Site Enclosure Retaining Walls							
Cast in Place Concrete	15% Now Cracking/Crumbling, Location: Base Of V		2065 rea Affec	* * ted : 30%			
Masonry: Brick	85% Now	\$216,200	2050	* *			
	Cracking/Crumbling,	Extent : Severe, A	rea Affec	eted : 50%			
	Location: Exterior	Retaining Wall In	Front Of	Building			
	Misaligned/Bulging, I		ea Affect	ed : 10%			
	Location : Front Of	Building					
Site Pavements							_
On-Site Walkways							
Asphalt	5%		2039	* *			
Cast in Place Concrete	80% Now	\$79,700	2043	**			
	Cracking/Crumbling,			rtea : 30%			
	Location : Througho	out Front Of Build	_				
Masonry: Granite	5%		LIFE	**			
Pavers/Stone	10%		2039	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset #: 2369

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Location: Front Of Building

lectrical	Current Repair	Future	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ver 600 Volts								
Transformers								
Dry Type	100%	2028	\$156,000	3	\$500			
	Other Observation, Extent:		: 100%					
	Location : Electrical Room							
	Explanation: One 750 Kilo	ovolt Ampere, 4,160/	480 High Voltage	208/120	Low Voltage			
Feeders								
Cable	100%	2029	\$17,500	1				
Raceway								
Conduit	100%	2030	\$47,500	1				
nder 600 Volts								
Service Equipment								
Fused Disc Sw	25%	2030	\$11,900	5	\$100			
	Other Observation, Extent:	0 00	: 100%					
	Location : Electrical Room							
	Explanation: One 2,500 A	mpere Main Disconn	ect Switch For Lil	brary Bu	ilding			
Fused Disc Sw	25%	2030	\$11,900	5	\$100			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room	Basement						
	Explanation: One 2,000 A	mpere Main Disconn	ect Switch For Lil	brary Bu	ilding			
Fused Disc Sw	50%	2030	\$23,800	5	\$200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Room	Basement						
	Explanation: Two 1,000 A	mpere Main Disconn	ect Switch For W	atson And	d Pratt Building			
Transformers								
Dry Type	100%	2028	\$275,500	5	\$300			
	Other Observation, Extent:	Light, Area Affected .	: 100%					
	Location: Electrical Room	!						
	Explanation : One 500 Kilo 208/120 Low Voltage	ovolt-ampere And On	e 225 Kilovolt-an	ipere, 48	0 High Voltage			
Switchgear / Switchboard						<u> </u>		
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				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
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	
Wiring	5.50/	0.4	2055	* *			
Braided Cloth		2-4 \$51,000	2055		1		
	-	ed, Extent : Moderate, Are Throughout The Building	а Ајјесњ	ea : 100%			
Thermoplastic	20%		2050	* *	1		
Thermoplastic	20%		2030	\$18,500	1		
Thermoplastic	5%		2056	* *	1		
Motor Controllers							
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	10%		2047	* *			
Drive							
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Stand-by Power Transfer Switches							
Automatic	100%		2035	* *	1	\$28,800	
Lighting	10070		2033		1	\$20,000	
Interior Lighting							
Fluorescent	60%		2030	\$155,700	10	\$38,900	
1 Idolescent		ation, Extent : Light, Area		· ·	10	ψ30,700	
		Basement, 1,2 And 3 Floor	55				
		: T-8 Lamps					
Fluorescent	30%		2035	* *	10	\$19,400	
11001000110		nd Fixtures, Extent : Light,		fected : 100%	10	\$15 ,.00	
	-	th And 6th Floor	33				
LED	10%		2038	* *			
Egress Lighting	1070		2030				
Emergency, Service	30%		2035	* *	1		
Emergency, Battery	20%		2033	\$21,600	10	\$3,400	
Exit, LED	10%		2065	\$21,000 * *	10	Ψυ,που	
Exit, Service	40%		2030	\$8,600	1		
Exterior Lighting	1070		_000	\$5,000			
HID	100%		2025	\$401,600	10	\$300	
Lightning Protection					-	40	
Arresters/Cabling							
Generic	100%		2033	* *	5	\$500	
Alam							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	rical Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Security System								
No Component	70%							
Generic	30%		2035	* *	1	\$10,500		
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%		2035	* *	1-3	\$17,300		

Mechanical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Heating								
Energy Source								
Interruptible Gas/Dual	100%	2040 * *	1					
Fuel								
	Other Observation, Extent: Light, 2	Area Affected : 100%						
	Location: Basement							
	Explanation: Using No. 4 Oil And	d Nature Gas						
Conversion Equipment								
Steam Boiler	100%	2028 \$485,800	1 \$69,900					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Sub-basement Boiler R							
	Explanation: 3 Units, One Of The	em 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 Ar	e 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					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Int Pkg Unit - Heating/Cooling	5%	0-2	\$79,800	2035	* *	2	\$200	
	Not Energy Efficient, Extent : Moderate, Area Affected : 100% Location : Obselete Unit, Gallery							
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit For The Gallery							
Window/Wall Unit		0-2 Efficient, : Through	\$117,300 Extent : Moderate out	2030 , Area Aj	\$117,300 ffected : 100%	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout							
	Installed		uld Be Replaced B	A Chill	er Since Heating/c	ooling F	an Coil Units Are	
No Component	20%							
Dehumidifier	0.50/							
No Component	95%			• • • •				
Generic	5% 2028 Other Observation, Extent: Light, Area Affected: 100% Location: 6 Floor Mechanical Room							
×7 (1 4)	Explanati	ion : For T	The Gallery Only					
Ventilation Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$49,900	
No Component	20%			LII L		2 5	ψ1,5,500	
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		
Garvanized Steel	Corroded, Extent: Moderate, Area Affected: 80% Location: Throughout							
Water Heater	Location	· Imougn						
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		0-2 ed Life, Ex : Basemer	\$3,400 etent : Moderate, A	2025 rea Affec	\$3,400 ted: 100%	4	\$2,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset #: 2369

Mechanical	Current Repair	Future F	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Backflow Preventer							
Generic	100%	2030	\$25,300	1	\$5,700		
Fixtures							
Generic	100%						
	Obsolete Fixtures, Extent:	Moderate, Area Affected	d : 50%				
	Location : Various Locati	ons					
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: 1st To 6th Floo	or					
	Explanation: 1 Unit. Def	ective Control Panel Du	e To Age Issue.				
Fire Suppression							
Standpipe							
Generic	100%	2040	* *	1-5	\$35,600		
Sprinkler							
No Component	95%						
Generic	5%	2040	* *	1-2	\$1,000		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Area Sq Ft : 9,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$555,800	
Interior Architecture	\$38,700	\$35,800
Electrical		\$292,300
Mechanical		\$69,100
Site Pavements	\$94,600	
Total	\$689,100	\$397,200
Importance Code A	\$555,800	\$49,900
Importance Code B		\$347,300
Importance Code C	\$133,300	
Total	\$689,100	\$397,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$147,900	\$400	\$500	\$1,200
Importance Code A	\$52,800	\$200	\$200	\$200
Importance Code B	\$71,500	\$300	\$300	\$1,000
Importance Code C	\$23,600			
Total	\$147,900	\$400	\$500	\$1,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Re	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Masonry: Brick	15% Now	\$71,900	LIFE	**	5	\$2,300	1
	Broken/Missing Elemen Location: Around Win		re, Area	Affected: 20%			
	Int Mortar Miss/Erod, I		Araa Affa	estad · 200/			
	Location : Around Win		лгей Ајје	ciea . 6070			
	Worn/Eroded, Extent:		ected : 80	0%			
	Location : Around Win						
	Other Observation, Exte						
	Location : Rear Wall		55				
	Explanation : Structur	ally Unsound					
Masonry: Fieldstone	55% Now	\$302,300	LIFE	* *	5	\$6,300	1
	Open Joints, Extent : Se	vere, Area Affec	ted : 20%	6			
	Location : Throughou	t					
	Vegetation Growth, Ext		00				
	Location : Northwest .						
	Vertical Cracks, Extent						
	Location: Various Ar						
	Water Penetration, Exte		a Affecte	d: 10%			
a. a	Location : Throughou	!	2025	ate ate		φ.σ.σ.ο.	
Stucco Cement	15%	4 400 . 1	2035	* *	5	\$5,700	
	Spalling, Extent : Sever Location : West Facad		: 30%				
	Other Observation, Exte		a Affecte	d · 25%			
	Location: West Facad		u Mjecie	u . 25/0			
	Explanation: Vegetat						
Wood	10% Now	\$83,400	2050	* *	5	\$3,800	1
11000	Broken/Missing Elemen			Affected : 60%	J	ψ2,000	-
	Location : East Fascio		•	33			
	Deteriorated Finish, Ex	tent : Severe, Ar	ea Affect	ed : 100%			
	Location : East Fascio	ı, West Dormer					
	Dry Rot/Decay, Extent:	Severe, Area Aj	ffected :	100%			
	Location : East Fascio	ı, West Dormer					
Wood Overhead Doors	5% Now	\$25,100	2050	* *	5	\$1,900	
	Deteriorated Finish, Ex			ed : 100%			
	Location: Wood Door						
	Dry Rot/Decay, Extent:	Severe, Area Aj	ffected : .	50%			
	Location : North Side						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows Steel	70% Now \$50,100 Bent/Warped Elements, Extent: Severe, A Location: Throughout	2055 ** Area Affected : 100%	5	\$5,700	1
	Broken/Missing Elements, Extent: Severe Location: Throughout Corrosion/Rusting, Extent: Severe, Area				
	Location : Throughout Thermally Inefficient, Extent : Severe, Ar	-			
	Location : Throughout	ей Аујестей . 10070			
Wood	30% Now \$11,500 Condensation Present, Extent: Severe, A Location: Various Areas Deteriorated Finish, Extent: Severe, Are Location: Throughout		5	\$2,000	1
	Dry Rot/Decay, Extent : Severe, Area Aff Location : Various Areas	ected : 80%			
Roof	400/ 37		_	0	
Roll Roofing	10% Now \$13,000 Water Penetration, Extent: Severe, Area Location: Throughout Worn/Eroded, Extent: Severe, Area Affect Location: Throughout	-	5	\$2,500	
Slate	90% Now \$48,100 Cracking/Crumbling, Extent: Severe, Arc Location: Throughout Gut/DS Non Func/Miss, Extent: Severe, Location: South, North Facades Loose Units, Extent: Severe, Area Affects Location: Throughout	Area Affected : 30%			1

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair	Future Replacement	N	laintenance				
System	% of Fail Date Estimated C	Cost Year Estimated Cost	Cycle	Estimated Cost	Priority			
Component Type	Total (Years)	FY	(Yrs)					
nterior		 						
Floors								
Cast in Place Concrete	10%	LIFE **	5	\$7,100				
	Cracking/Crumbling, Extent : Seve	re, Area Affected : 20%		. ,				
	Location : Storage Area And Wor	kshop						
Mosaic Tile	5%	2035 **	5	\$2,000				
Slate	10% 0-2 \$11,8		5	\$1,700				
	Cracking/Crumbling, Extent : Mod	erate, Area Affected : 5%						
	Location: Throughout							
Vinyl Tile	25% 0-2 \$1,8	00 2025 \$35,800	3	\$1,500				
•	Cracking/Crumbling, Extent: Mod	-						
	Location : Throughout							
	Uneven Substrate, Extent : Modera	ite, Area Affected : 25%						
	Location: Throughout							
Wood	50%	2045 **	5	\$15,100				
	Other Observation, Extent: Moder	rate, Area Affected : 35%						
	Location: Attic Space							
<u></u>	Explanation: Unfinished Planks							
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 \$38,7							
	Other Observation, Extent : Severe, Area Affected : 10% Location : Northwest Corner							
		cal Wall In Nouth Side Second I	Zlaan An	creative over				
DI .	Explanation: Major Crack Throi							
Plaster	20% Paint Peeling, Extent: Moderate, A		5-10	\$1,900				
	Location: Various	чrей Ајјесіей . 10%						
	Staining/Discoloring, Extent: Seve	ova Arag Affactad : 25%						
	Location: Shop	re, mea nyeetea . 2570						
	Water Penetration, Extent: Moder	ate. Area Affected : 20%						
	Location: Shop And Various Oth							
Plywood/Hardboard	20%	LIFE **	10	\$200				
1 ly wood/11ardooard	Other Observation, Extent : Moder		10	Ψ200				
	Location : Offices	,						
	Explanation : Wood Paneling							
Ceilings								
AcousTileSusp.Lay-In	20% Now \$1,4	00 2035 **	5	\$1,600				
	Broken/Missing Elements, Extent:	Moderate, Area Affected: 10%						
	Location: Offices							
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 **						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
On-Site Walkways				
Asphalt	100% Now \$18,500	2045 **		
	Cracking/Crumbling, Extent : Severe, A	rea Affected : 80%		
	Location: Throughout			
	Misaligned/Bulging, Extent : Severe, Ar	ea Affected : 10%		
	Location : Throughout			
Parking/Driveway				
Asphalt	100% Now \$94,600	2045 **		
-	Cracking/Crumbling, Extent: Severe, A	rea Affected : 90%		
	Location: Throughout			
	Ponding, Extent : Severe, Area Affected	: 20%		
	Location : Throughout			
	Potholes, Extent : Severe, Area Affected	! : 5%		
	Location : Throughout			

Electrical	Current Repair	Future	Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2030	\$49,900	3				
	Other Observation, Extent : Light, Are	ea Affected	: 100%					
	Location : Outside							
	Explanation: One 600 Amperes Man	in Disconne	ect Switch					
Transformers								
Dry Type	100%	2028	\$143,300	3	\$100			
	Other Observation, Extent : Light, Are Location : Outside	ea Affected	: 100%					
	Explanation: One 150 Kilovolt Amp	ere, 4,160 l	High Voltage 208/	120 Low	, Voltage			
Feeders								
Cable	100%	2029	\$16,100	1				
Raceway								
Conduit	100%	2030	\$42,700	1				
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2030	\$2,600	5				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Closet First Flo	oor						
	Explanation : One 400 Ampere Mair	n Disconnec	ct Switch					
Raceway								
Conduit	100%	2030	\$14,500	1				
Panelboards								
Fused Disc Sw	5%	2029	\$800	5				
Molded Case Bkrs	95%	2029	\$14,800	5	\$200			

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Note:

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	60%		\$11,400	2055	* *	1		
		0	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
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	
			xtent : Light, Area	Affected	! : 100%	ó		
		U	out The Building					
	Explana	tion : T-8 L	amps					
Fluorescent	10%			2025	\$5,600	10	\$900	
	Compact I	Fluorescent	Light, Extent : Lig	ht, Area	Affected: 100%			
	Location	: Through	out The Building					
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	

Mechanical	Current Repair	Future F	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2056	* *	1			
Conversion Equipment							
Hot Water Boiler	40%	2047	* *	1	\$1,900		
	Other Observation, Extent : Light, Area	a Affected : I	100%				
	Location: 1st Floor Boiler Room						
	Explanation: 1 Unit						
No Component	60%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	40%		2052	* *	4	\$200	
No Component	60%						
		ı, Extent : Light, Area	Affected	: 0%			
	Location : Throi	-					
	Explanation : Th	e Old Heating Distril	bution Pip	oing Has Been Cut	Off And	Remains In Place.	
Terminal Devices							
Fan Coil Unit/Heat	40%		2038	* *	1	\$1,200	
No Component	60%						
		ı, Extent : Light, Area	Affected	: 0%			
	Location : Throi	-					
	Explanation : Th	e Old Heating Radian	tors Have	Been Cut Off And	Remain	s In Place.	
Air Conditioning							
Energy Source	1000/		•••	* *			
Electricity	100%		2038	* *	1		
Conversion Equipment	500/ 0.0	#0 = 00	2020	фо. न оо			
Window/Wall Unit	50% 0-2	\$9,700	2030	\$9,700	1		
		ent, Extent : Moderate Ighout Office Areas	, Area A <u>j</u>	fected : 100%			
			166	4-1.1000/			
	-	Extent: Moderate, A	rea Ajjec	tea : 100%			
		ighout Office Areas					
No Component	50%						
Plumbing							
H/C Water Piping	1000/		2020				
Brass/Copper	100%		2030	\$69,100	1		
Water Heater	1000/		2020	#0 2 00	,	#100	
Electric	100%		2029	\$8,200	4	\$100	
Sanitary Piping	1000/			ماد ماد			
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						
Fire Suppression							
Chemical System	26.4		2627	* - ^ *		**	
Dry	2%	. 1. 1. 1 100	2025	\$500	1-3	\$100	
		t : Light, Area Affecte					
		Station Outside Of Th	e Buildin	g			
No Component	98%						

Maintenance \$ are aggregated over a ten-year 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

Area Sq Ft : 41,168 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3,4,5,6

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,785,000	\$50,800
Interior Architecture	\$208,800	\$167,100
Electrical		\$636,900
Mechanical		\$500,700
Site Pavements	\$45,000	
Total	\$2,038,800	\$1,355,500
Importance Code A	\$1,785,000	\$50,800
Importance Code B	\$253,800	\$1,304,600
Total	\$2,038,800	\$1,355,500

Total	\$257,500	\$12,500	\$17,400	\$19,800
Importance Code C	\$38,700			
Importance Code B	\$203,900	\$11,800	\$16,700	\$19,100
Importance Code A	\$14,900	\$700	\$700	\$700
Total	\$257,500	\$12,500	\$17,400	\$19,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Site Pavements	\$37,300			
Mechanical	\$67,900	\$4,500	\$8,900	\$4,500
Electrical	\$2,500	\$2,100	\$2,500	\$2,700
Interior Architecture	\$129,700			\$6,600
Exterior Architecture	\$14,200			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

rchitecture	Current Repair	Current Repair Future Replacement Maintenance							
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior	•								
Exterior Walls									
Masonry: Brick	100% Now \$1,598,800	LIFE	* *	5	\$50,800	1			
	Cracking/Crumbling, Extent : Severe, A	**	6						
	Location : Throughout Facade, Penth								
	Diagonal Cracks, Extent : Severe, Area								
	Location: Stair Walls Bulkhead / Med		e						
	Horizontal Cracks, Extent : Severe, Are	**							
	Location: Stair Walls Bulkhead / Med								
	Rusting Masonry Supt, Extent: Severe,		5%						
	Location: Throughout Window Open.		= 0./						
	_	Caulking Deteriorated, Extent: Severe, Area Affected: 15%							
	Location: At Expansion Joints								
	Spalling, Extent : Moderate, Area Affec Location : Throughout, Facade Facin								
Windows	Location: Infoughout, Facuae Facin	g II SC Dunaing							
Aluminum	95% Now \$146,500	2055	* *	5	\$1,700				
Aummum	Air Infiltration, Extent : Severe, Area A			J	Φ1,700				
	· ·	Location: Throughout							
	Water Penetration, Extent : Severe, Are	pa Affected · 35%							
	Location: Window Headers	a 115,0000a . 3570							
Metal Louvers	5%	2039	* *	10	\$1,100				
Parapets	-				, ,				
Masonry: Brick	95% Now \$39,800	LIFE	* *	5	\$1,300	1			
·	Horizontal Cracks, Extent: Severe, Area Affected: 15%								
	Location: Interior Face								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Interior Face								
	Miss/Damaged Flashings, Extent: Mod	lerate, Area Affect	ed : 2%						
	Location: Roof								
	Water Penetration, Extent : Severe, Are	ea Affected : 5%							
	Location: Book Room								
Pre-Cast Concrete	5% 4+ \$800	LIFE	* *	5	\$400				
	Caulking Deteriorated, Extent: Modera	ate, Area Affected	: 30%						
	Location : Coping								
Roof									
IRMA/Protected	100% 4+ \$13,400	2035	* *						
Membrane	B. 1. B. 4. B. 1. B.								
	Debris on Roof, Extent: Moderate, Are	a Affected : 20%							
	Location: South Side		100/						
	Insul Miss/Displaced, Extent: Moderat	e, Area Affected :	10%						
	Location: Various Areas								
	Vegetation Growth, Extent: Severe, Ar	ea Affected : 5%							
	Location: Around Penthouse								

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Carpet	Worn/Ero	Now ded, Extent : Through	\$91,200 : Severe, Area Affo out	2032 ected : 10	**	3	\$10,300	
Terrazzo	Cracking/	Now Crumbling, e: 2nd Floo	\$8,300 Extent : Moderate or	LIFE , Area A	* * ffected : 100%	5	\$1,300	
Vinyl Tile Vinyl Tile 9" X 9"	Worn/Ero	Now ded, Extent : Through	\$78,700 : Severe, Area Affo out	2030 2040 fected : 10	\$167,100 * *	3 3	\$9,400 \$2,600	
Interior Walls Concrete Masonry Unit Gypsum Board	80% 20%			LIFE LIFE	* *	5 5-10	\$13,000 \$6,900	
Ceilings AcousTileConcealSpLn	Broken/Ma Location Worn/Eroc	: Through	: Severe, Area Affe			5	\$5,400	
AcousTileSusp.Lay-In	Broken/Ma Location Worn/Eroc	: Through	: Severe, Area Affe			5	\$5,100	
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% Cracking/ Location Misaligned	Now Crumbling,	Extent : Severe, Ar	2043 rea Affec				
Pavers/Stone	Cracking/	Now Crumbling, : Through	\$9,500 Extent : Severe, A out	2039 rea Affec	* * eted : 20%			
On-Site Walkways Asphalt	Cracking/	Now Crumbling,	\$7,100 Extent : Severe, A out	2039 rea Affec	* * eted : 20%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset #: 2345

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt 100% Now \$20,700 2039 **

Cracking/Crumbling, Extent: Severe, Area Affected: 25%

Location: Throughout Parking Lot

Electrical		Current Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		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	
		ervation, Extent : Light, Area		1: 100%			
	Location	: Fisrt Floor Electrical Close	et .				
	Explana	tion : Storage Battery For Em	ergency	Light In The Electr	ical Clos	set	
Exit, LED	15%		2065	* *	1		
Exit, Service	35%		2025	\$2,800	1		
Exterior Lighting							
HID	30%		2025	\$48,600	10		
No Component	70%			•			

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Electrical	Current Repair	t Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Security System							
No Component	90%						
Generic	10%	2038	* *	1	\$1,500		
	Other Observation, Extent : I	Light, Area Affected : 100	%				
	Location : Inside And Outsi	de The Building					
	Explanation : CCTV Survei	liance Camera Only In H	uman Resour	ces Offic	ce And Entrance		
	Door	·					
Fire/Smoke Detection					•		
No Component	70%						
Generic, Analog	30%	2025	\$133,300	1-3	\$7,800		

Mechanical		Current Rep	air	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger, Plate & Frame	60%			2026	\$19,300	1	\$6,800	
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 100%			
		: Penthouse						
	Explana	tion: 2 Units						
No Component	40%							
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 0%			
	Location	:						
	Explana	tion : Gets Ste	am Direct From	ı Library	Building			
Distribution								
Hot Wtr Piping/Pump	60%	0-2	\$1,300	2038	* *	4	\$700	
			erate, Area Affe	cted : 20	%			
	Location	: Various Loc	cations					
Central Plant Steam Piping/Pmp	40%	0-2	\$9,100	2040	* *	4	\$500	
	Corroded, Extent: Moderate, Area Affected: 25%							
		: Various Loc						
			nt : Severe, Are	a Affecte	d : 100%			
		: 1st Floor						
	Explana	tion : Low Pre	ssure Steam Di	rect Fron	n Library Building			
Terminal Devices								
Air Handler	60%	0-2	\$11,300	2025	\$113,200	1	\$7,700	
			erate, Area Affe	cted : 20	%			
		: The Housing	g, Penthouse					
Convector/Radiator	40%			2028	\$28,700	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	90%			2038	**	1	\$9,600	
	Location	: Penthous	xtent : Light, Area se t Refrigerant R-41		: 100%			
Split Unit	10% R-22 Refri Location	_	ent : Light, Area A	2030 ffected :	\$47,700 100%			
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$2,700	2030	\$27,300	4	\$1,100	
		Extent: M: Penthous	oderate, Area Affe se	cted : 209	%			
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	90% 10%			2025 2030	\$225,700 \$42,500	1 1	\$12,700 \$700	
Heat Rejection Air Cooled Condenser Unit	10%			2030	\$4,500	2	\$1,600	
Dry Cooler	90%			2035	* *	2	\$14,400	
Ventilation Distribution								
Ductwork/Diffusers	Location Unbalance	: Various I	Extent : Moderate,			2-5	\$12,800	
Exhaust Fans	2001				4=1	_	4.00	
Interior Roof	90% 10%			2025 2030	\$71,600 \$3,700	2 2	\$600 \$100	
Plumbing H/C Water Piping Brass/Copper	100% Corroded,	0-2 Extent : M : Various I	\$16,700 Joderate, Area Affe Locations	2040	**	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$309,300	\$209,800
Interior Architecture	\$186,500	\$121,400
Electrical		\$368,100
Mechanical	\$126,600	\$246,400
Site Pavements	\$105,700	
Total	\$728,000	\$945,700
Importance Code A	\$309,300	\$209,800
Importance Code B	\$313,100	\$735,900
Importance Code C	\$105,700	
Total	\$728,000	\$945,700

Total	\$146,500	\$36,900	\$74,300	\$35,700
Importance Code C	\$34,600			
Importance Code B	\$93,500	\$36,900	\$63,200	\$35,700
Importance Code A	\$18,400		\$11,000	
Total	\$146,500	\$36,900	\$74,300	\$35,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Mechanical	\$43,000	\$24,200	\$41,200	\$21,000
Electrical	\$9,200	\$6,800	\$13,000	\$6,800
Interior Architecture	\$70,900		\$4,000	\$2,000
Exterior Architecture	\$17,500		\$10,200	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Architecture	Current F	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Copper/Terne	5%		2065	* *	10	\$8,900		
Metal Panel	5%		2050	* *	5-10	\$26,100		
Pre-Cast Concrete	85% 4+	\$222,400	LIFE	* *	5	\$209,800		
	Water Penetration, Ex							
	Location: 2nd And	3rd Floors Over N	1ain Entr	ance				
Window Wall	5% Now	\$38,100	2050	* *	5	\$7,100		
	Caulking Deteriorated	d, Extent : Severe,	Area Aff	ected : 10%				
	Location: South Fa	cade						
	Water Penetration, Ex	xtent : Severe, Are	a Affecte	d : 5%				
	Location : South Fa	cade						
Windows								
Aluminum	95% Now	\$1,500	2046	* *	5	\$100		
	Condensation Present	t, Extent : Severe,	Area Affe	ected : 10%				
	Location : Study Ca	rrels On North Sid	le					
	Water Penetration, Ex	xtent : Severe, Are	a Affecte	d : 10%				
	Location: Study Ca	rrels On North Sid	le					
Metal Louvers	5%		2039	* *	10	\$100		
Parapets								
Copper/Terne	10%		2065	* *	5	\$2,200		
Metal Panel	15%		2050	* *	5	\$2,700		
Metal Rail	20%		2043	* *	5-10	\$16,800		
Pre-Cast Concrete	55%		LIFE	* *	5	\$32,100		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Parapet	Wall						
	Explanation: Low I	Parapet						
Roof								
IRMA/Protected Membrane	100% Now	\$48,800	2035	* *				
	Debris Present, Exten	t : Moderate, Ared	a Affected	d : 15%				
	Location: Rooftop							
	Drains Inad/Misposn,	Extent : Moderat	e, Area A	ffected : 25%				
	Location: South Wo	ıll						
	Ponding, Extent: Mod	derate, Area Affec	ted : 25%	ó				
	Location: South Wo	all						
Interior								
Floors								
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Architecture		Current Rep	air	Future Replacement Mainten		aintenance	ance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *	10	\$3,600		
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,400		
Gypsum Board	75%			LIFE	* *	5-10	\$36,400		
			ıt : Moderate, A	1rea Affe	cted : 15%				
	Location	: Stair Wells							
Wood	5%			LIFE	* *	5	\$11,400		
Ceilings									
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		
Site Pavements									
On-Site Walkways									
Asphalt	95%	Now	\$45,600	2039	* *				
	_	Crumbling, Ext : Throughout	tent : Severe, A	rea Affec	eted : 50%				
Cast in Place Concrete	5%			2043	* *				
Parking/Driveway									
Asphalt	100%	Now	\$60,000	2039	* *				
-	Cracking/	Crumbling, Ext	tent : Severe, A	rea Affec	cted : 40%				
	Location	: Throughout							

ectrical	Current Repair	Future Repl	acement	M	aintenance		
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$300		
	Other Observation, Extent : Lig	ght, Area Affected : 100%	6				
	Location : Electrical Room						
	Explanation: One 4,000 Amp	oere High Pressure Cont	act Main Di	sconnect	Switch		
Switchgear / Switchboard							
Fused Disc Sw	30%	2040	* *	5	\$100		
Molded Case Bkrs	70%	2040	* *	5	\$1,300		
Raceway							
Conduit	100%	2040	* *	1			
Panelboards							
Fused Disc Sw	5%	2038	* *	5	\$100		
Molded Case Bkrs	95%	2038	* *	5	\$1,800		
Wiring							
Thermoplastic	100%	2040	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Electrical	Current Repair	Future R	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Motor Controllers						
Locally Mounted	10%	2035	* *	5		
Motor Control Center	85%	2035	* *	5	\$1,600	
Variable Frequency Drive	5%	2047	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2035	* *	1	\$21,500	
Generators						
Diesel	100%	2033	**	1	\$27,100	
	Other Observation, Extent: Light, A	rea Affected : I	00%			
	Location: Roof					
-	Explanation: One 230 Kilowatts					
Batteries	1000/	2022	Φ1 COO	~	#2 (00	
Lead/Acid	100%	2023	\$1,600	5	\$2,600	
Fuel Storage	500/	2020	* *	-	¢ (500	
Day Tank	50% Other Observation, Extent: Light, A Location: Generator Room Explanation: One 75 Gallons	2038 rea Affected : 1		5	\$6,500	
Main Tank	50%	2045	* *	5	\$1,000	
	Other Observation, Extent: Light, A Location: First Floor Mechanical Explanation: One 275 Gallons		00%		•	
Lighting						
Interior Lighting						
Fluorescent	10%	2030	\$23,600	10	\$6,400	
	Other Observation, Extent: Light, A Location: Throughout the building Explanation: T-5 Lamps		00%			
Fluorescent	10%	2030	\$23,600	10	\$6,400	
	Compact Fluorescent Light, Extent : Location : Throughout The Buildin	0 "	fected : 100%			
Fluorescent	75%	2030	\$177,200	10	\$48,200	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Buildin				. ,	
LED	5%	2038	* *			
Egress Lighting		V				
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2038	* *	1	\$7,800	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$12,900	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Energy Source Plant Campus Steam / PRV	100%			2050	* *	1			
		servation, E 1 : Through	Extent : Light, Area out	Affected	: 100%				
	Explana	tion : Stean	n From Adjacent L	ibrary Bı	iilding				
Conversion Equipment HTHW/HW Exchanger	Location	servation, E	Extent : Light, Area r Mechanical Room its		**	2	\$4,300		
Distribution									
Hot Wtr Piping/Pump Steam Piping/Pump	90% 10%			2046 2040	* *	4	\$4,700		
Terminal Devices									
Air Handler	90%			2035	* *	1	\$39,000		
Convector/Radiator	5%			2043	* *	1	\$1,100		
Unit Heater - Steam	5%			2035	* *	4	\$300		
Air Conditioning Energy Source Electricity	100%			2046	* *	1			
Conversion Equipment									
Centrifugal, Elec Chiller	85%			2033	* *	1	\$64,400		
	Location	i : 1st Floor	Extent : Light, Area r Mechanical Roon	ı					
			its, Using Refrigera						
Centrifugal, Elec Chiller	Other Obs Location	servation, E 1 : 1st Floor	\$77,300 Extent : Moderate, A r Mechanical Equip cient Unit No. 2 Ti	oment Ro	om	1 uking.	\$6,800		
Interior Pkg Unit - Cooling	5%			2031	* *	2	\$200		
	-	-	tent : Light, Area A th Floor Ac Room	ffected :	100%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Mechanical		Current Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution								
CW & CHW Wtr	95%		2050	* *	4	\$4,900		
Pipe/Pump								
No Component	5%							
Terminal Devices	0.70/					0.44.400		
Air Handler/Cool/Ht	95%		2035	* *	1	\$41,100		
No Component	5%							
Heat Rejection	0.50/	0.0	2020	#246400	2	0.52 , 5 00		
Water Cooling Tower	95%	0-2 \$49,300	2028	\$246,400	2	\$53,500		
		Extent: Moderate, Area Affe			- <i>C</i>			
		: Valves, Piping And Heat Re	-		Ŋ			
		ervation, Extent : Moderate, 2 : 5th Floor Roof	area Ajje	ectea : 100%				
		ion : Low Efficiency Unit.						
N. C.		ion : Low Efficiency Unii.						
No Component	5%							
Dehumidifier Generic	100%		2031	* *				
Ventilation	10070		2031					
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$61,800		
Exhaust Fans	10070		LIIL		2-3	\$01,000		
Interior	95%		2035	* *	2	\$2,000		
Roof	5%		2030	\$5,700	2	\$100		
Plumbing				\$2,700	_	\$100		
H/C Water Piping								
Brass/Copper	100%		2050	* *	1			
Water Heater								
Electric	10%		2025	\$6,000	4	\$100		
No Component	90%							
HW Heat Exchanger								
HTHW/HW	100%		2050	* *				
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer			_				_	
Generic	100%		2035	* *	1	\$4,300		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	4000:							
Geared Traction	100%		LIFE	**				
		ervation, Extent : Moderate, A	area Affe	естеа : 100%				
		: 1st Floor To 6th Floor	-1 D '					
	Explanat	ion : 1 Unit. Defective Contro	oi Panel.					

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STEERE HERBARIUM

Asset #: 13390

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe Generic	100%	2050	* *	1-5	\$35,300	
Sprinkler	10070				\$20,000	
Generic	100%	2050	* *	1-2	\$19,600	
Fire Pump						
Generic	100%	2039	* *	1	\$13,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 12,840 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Mar-2019 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,300	
Total	\$104,300	
Importance Code A	\$104,300	
Total	\$104,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$74,400	\$38,200	\$28,400	\$8,100
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	
Total	\$74,400	\$38,200	\$28,400	\$8,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2346

Architecture	Current F	Current Repair Future R		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	10% 4+ Water Penetration, E. Location : Basemen		LIFE a Affected	* * d : 5%	5	\$2,300	
Masonry: Fieldstone	80% 4+ Water Penetration, E. Location : Basemen		LIFE a Affected	* * d : 10%	5	\$13,900	
Window Wall	10% Other Observation, E Location: Basemen Explanation: Row 0	t Level To Rear Re	ecreation	al Space	5	\$8,700	
Windows							
Wood	100%		2052	* *	5	\$44,900	
Roof Wood Shingles	100%		2043	* *	10	\$4,900	
Interior							
Floors	200/		2021	* *	2	\$5 ,000	
Carpet Cast in Place Concrete	20% 5%		2031	* *	3	\$5,800	
	5%		LIFE	* *	5	\$4,200	
Ceramic Tile	3% 15%		2043	* *	5	\$1,000	
Quarry Tile	15%		2047 2038	* *	5 5	\$4,300	
Traffic Topping	Other Observation, E Location: Cellar Le Explanation: Liquid	evel	Area Affe	cted : 100%	-	\$3,600	
Wood	40%	11	2058	* *	5	\$14,400	
Interior Walls	.070					\$1.,.00	
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	* *			
J							

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2346

Architecture	Current Repair	Future Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY		ycle Estimated Cost Yrs)	Priority	
ite Pavements						
On-Site Walkways						
Asphalt	20%	2039	* *			
Pavers/Stone	80%	2043	* *			
	Other Observation, Extent : Light	, Area Affected : 80%				
	Location: Front Of Building					
	Explanation: Asphalt Pavers					
Parking/Driveway						
Asphalt	100%	2039	* *			
Activity Yard						
Pavers/Stone	100%	2043	* *			

Electrical	Current F	Current Repair Future Replacem		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2050	* *	5	\$100	
		Extent : Light, Area Affected	l : 100%			
	Location : Electrica	al Room Basement				
	Explanation: One 4	400 Ampere Main Disconne	ect Switch			
Switchgear / Switchboard						
Air Circuit Breaker	100%	2050	* *	5	\$100	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2046	* *	5		
Molded Case Bkrs	95%	2046	* *	5	\$300	
Wiring						
Thermoplastic	100%	2050	* *	1		
Motor Controllers						
Locally Mounted	90%	2043	* *	5	\$100	
Variable Frequency	10%	2050	* *			
Drive						
Ground						
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Transfer Switches	1000/				4.0	
Automatic	100%	2043	* *	1	\$4,000	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2346

Electrical	Current Rep	pair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2035		10	\$2,400	
	Other Observation, Exte	ent : Light, Area Affecte	ed : 100%			
	Location: 2nd Floor					
	Explanation: T-5 Lan	•				
Fluorescent	40%	2035		10	\$4,700	
	T-8 Lamps And Fixtures Location : Throughou	0	ffected : 100%			
Fluorescent	10%	2035	* *	10	\$1,200	
	Compact Fluorescent L Location : 1st Floor	ight, Extent : Light, Are	a Affected : 100%			
LED	10%	2038	* *			
LED	20%	2038	**			
Egress Lighting						
Emergency, Service	30%	2035	* *	1		
	Other Observation, Exte					
	Location: HOC Build	_				
	Explanation : Emerge	ncy Power Fed From O	ther Building			
Emergency, Battery	20%	2035	* *	10	\$600	
Exit, LED	50%	2058	* *	1		
Exterior Lighting						
HID	50%	2035	* *	10		
No Component	50%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$1,400	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$2,400	

Mechanical	Current Repair	Future R	Future Replacement		aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$6,400	
	Other Observation, Extent : Light, A	rea Affected : 1	00%			
	Location: Basement Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2046	* *	4	\$900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2346

Mechanical	Current Repair	Current Repair Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	•	•			•
Terminal Devices						
Air Handler	95%	2035	* *	1	\$7,500	
Convector/Radiator	5%	2043	* *	1	\$200	
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment	1000/	2025	ماد ماد		A C 000	
Reciprocating	100%	2035	* *	1	\$6,000	
Compr/Chiller	Other Observation Entent : Light Aug	Affactad .	1000/			
	Other Observation, Extent : Light, Area Location : On Side Of The Building	Affectea :	100%			
	Explanation: 1 Unit, R-410a					
Terminal Devices	елрипаноп . 1 Onn, K-410a					
Air Handler/Cool/Ht	100%	2035	* *	1	\$7,900	
Heat Rejection	10070	2033		1	\$7,900	
Air Cooled Condenser	100%	2035	* *	2	\$8,900	
Unit	10070	2033		2	ψ0,200	
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	* *			
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Sanitary Piping			de de			
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	1000/	2025	* *		φ 	
Electric	100%	2035	• •	4	\$500	
	Other Observation, Extent: Light, Area	Affected:	100%			
	Location: Courtyard					
D 1 C D	Explanation: 1 Unit					
Backflow Preventer	1000/	2025	* *	1	0000	
Generic	100%	2035		1	\$800	
Fixtures Generic	100%					
	100 / 0					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
Trydraunc	Other Observation, Extent : Light, Area		100%			
	Location: Basement To 2nd Floor	55 000000				
	Explanation: 1 Unit					
-	inputation . 1 Out					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2050	* *	1-2	\$3,600	
Chemical System						
No Component	99%					
Generic	1%	2028	\$300	1-3		
	Other Observation, Extent : Ligi	ht, Area Affected : 100%	ó			
	Location: Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year 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 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
Total	\$141,100	\$122,500
Importance Code A	\$141,100	\$122,500
Total	\$141,100	\$122,500

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			
Total	\$78,800		\$700	\$400
Importance Code A	\$10,100		\$700	
Importance Code B	\$64,800			\$400
Importance Code C	\$3,900			
Total	\$78,800		\$700	\$400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2371

Architecture	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	(50/	2040	* *	10	¢1.500	
Alum/Vinyl Siding	65% Deformed/Dented, Extent: Moderate, A	2040 Area Affected : 15%		10	\$1,500	
	Location : All Facades	11 eu 113 ecteu : 1570				
	Other Observation, Extent: Moderate,	Area Affected : 100%				
	Location: Throughout	30				
	Explanation: Vinyl Siding					
Masonry: Brick	20%	LIFE	* *	5	\$2,900	
·	Jnt Mortar Miss/Erod, Extent : Modera Location : East Facade	te, Area Affected : 15%	6			
	Patching Evident, Extent : Moderate, A Location : Wall Openings	rea Affected : 15%				
	Vegetation Growth, Extent : Moderate,	Area Affected : 5%				
	Location: Facades					
Metal Coiling Doors	15%	2035	* *	5	\$3,400	
Windows						
Aluminum	30%	2046	* *	5	\$100	
Wood	70% Now \$8,000 Air Infiltration, Extent: Moderate, Area Location: Upper Floor	2055 a Affected : 50%	* *	5	\$1,400	1
	Deteriorated Finish, Extent : Severe, An Location : Upper Floor	rea Affected : 50%				
	Dry Rot/Decay, Extent : Severe, Area A Location : Upper Floor	ffected : 50%				
	Split/Cracked, Extent : Moderate, Area Location : Upper Floor	Affected: 50%				
Roof						
Slate	100% Now \$141,100	LIFE	**			1
	Broken/Missing Elements, Extent : Seve Location : Throughout	ere, Area Affectea : 255	% 0			
	Gut/DS Non Func/Miss, Extent: Severe	Area Affected : 25%				
	Location: East Facade	, mea nyeetea . 2570				
	Water Penetration, Extent : Severe, Are	ea Affected : 10%				
	Location: South End	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Other Observation, Extent: Moderate,	Area Affected : 50%				
	Location: West Facade					
	Explanation: Gutters Replaced On W	est Facade				
nterior						

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2371

Architecture	Current Repai	ir Futur	e Replacement	Maintenance Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Floors	7 00/			_	000.000	
Cast in Place Concrete	50%	LIFE	* *	5	\$23,200	
Vinyl Tile	25% Now	\$23,500 2040		3	\$1,000	
	Cracking/Crumbling, Exte Location: Various Areas		rtea : 35%			
	Patching Evident, Extent:		. 100/			
	Location: Various Areas		. 10/0			
	Worn/Eroded, Extent: Sev		7%			
	Location: North End Of	**	,,,			
Wood	25%	2045	* *	5	\$5,000	
	Deteriorated Finish, Exten		ected : 100%	-	4-,	
	Location : Upper Floor					
Interior Walls						
Gypsum Board	55%	LIFE	* *	5-10	\$1,400	
Masonry: Brick	15%	LIFE	**	10	\$100	
	Diagonal Cracks, Extent : Location : South End Of		ted : 15%			
Masonry: Fieldstone	10%	LIFE	* *	10	\$100	
Wood	20%	LIFE	* *	5	\$2,400	
Ceilings						
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	
	Misaligned/Bulging, Exten Location : Various Areas		ected : 20%			
	Punct/Tear/Impact Damag	ge, Extent : Moderate, 1	Area Affected : 20	%		
	Location: Lower Floor					
Gypsum Board	20%	LIFE	* *	5-10	\$7,300	
Site Enclosure						
Free Standing Walls	1000/	2065	* *			
Cast in Place Concrete	100%	2065	* *			
Retaining Walls	100%	2050	* *			
Masonry: Fieldstone Site Pavements	10070	2030				
On-Site Walkways						
Asphalt	95% Now	\$1,000 2033	* *			
F	Cracking/Crumbling, Exte		ted : 30%			
	Location : Throughout	. 55				
Cast in Place Concrete	5% Now	\$600 2050	* *			
Cast III I lace Concrete	Cracking/Crumbling, Exte	•	ted : 90%			
	Location : Throughout	. 33				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2371

Electrical	ectrical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2030	\$3,900	1		
Panelboards						
Fused Disc Sw	5%	2029	\$400	5		
Molded Case Bkrs	95%	2029	\$7,400	5	\$200	
Wiring						
Braided Cloth	40%	2029	\$3,400	1		
	Insulation Aged, Extent : Mo Location : Throughout	derate, Area Affected	! : 100%			
Thermoplastic	60%	2030	\$5,100	1		
Motor Controllers						
Locally Mounted	100%	2028	\$7,500	5		
Lighting						
Interior Lighting						
Fluorescent	90%	2030	\$14,500	10	\$5,800	
	Other Observation, Extent: I Location: Throughout The Explanation: T-8 Lamps	0 00	100%			
Fluorescent	10%	2025	\$1,600	10	\$600	
	Compact Fluorescent Light, Location: Throughout The	_				
Exterior Lighting						
HID	100%	2025	\$28,000	10		

Mechanical	Current Repai	r	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Electricity	100%		2040	* *	1			
Conversion Equipment								
Radiant Heater	100%		2025	\$122,500	2	\$3,300		
	Other Observation, Extent	: Light, Area A	ffected	: 100%				
	Location: Throughout							
	Explanation: 10 Units							
Air Conditioning								
Energy Source								
Electricity	100%		2038	* *	1			
Conversion Equipment								
Window/Wall Unit	40% 0-2	\$5,800	2030	\$5,800	1			
	Not Energy Efficient, Exter	nt : Moderate, A	Area A <u>f</u>	fected : 100%				
	Location : Various Locat	tions						
	On Extended Life, Extent:	Moderate, Are	a Affec	ted : 100%				
	Location : Various Locat							
No Component	60%							

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2371

l echanical		Current F	Repair	Futur	e Replacement	M	laintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
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		
	Blockage /	Clogged, E	Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Front Oi	ıtside Of The Build	ding				
Fixtures								
Generic	100%							
	Obsolete F	Fixtures, Ex	tent : Moderate, A	1rea Affe	cted : 50%			
	Location	: Locker R	2.00m					

Maintenance \$ are aggregated over a ten-year 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 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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,200	
Electrical		\$157,800
Total	\$36,200	\$157,800
Importance Code A	\$36,200	
Importance Code B		\$157,800
Total	\$36,200	\$157,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,200			
Interior Architecture	\$19,200			
Electrical	\$2,000	\$300	\$400	\$300
Mechanical	\$1,100	\$100	\$900	\$100
Site Pavements	\$3,900			
Total	\$65,500	\$400	\$1,300	\$500
Importance Code A	\$39,200	\$100		\$100
Importance Code B	\$19,900	\$300	\$1,300	\$300
Importance Code C	\$6,400			
Total	\$65,500	\$400	\$1,300	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset #: 2257

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Fieldstone	60%	4+	\$24,100	LIFE	* *	5	\$4,000	
	-		Extent : Moderate, nd Side Facades	Area Aff	ected : 5%			
Metal Sect. OHD	30%			2035	* *	5	\$8,400	
Stucco Cement	10%	Now	\$2,700	2035	* *	5	\$1,100	
			Extent: Moderat		ffected : 5%			
			d Rear Of Buildin					
			xtent : Severe, Ar l West Facades	ea Affecte	d : 10%			
Parapets								
Masonry: Fieldstone	90%			LIFE	* *	5-10	\$41,100	
Stucco Cement	10%			2035	* *	5	\$1,100	
Roof								
Asphalt Shingle		Now	\$5,700	2033	* *			
	Blisters, Ex	ctent : Mod	lerate, Area Affec	ted : 20%				
		: Various .						
		-	, Extent : Modera	te, Area A	ffected : 10%			
			Not Functional					
		etration, E : At Skylig	xtent : Moderate, ht	Area Affe	cted : 25%			
Skylight, Metal/Glass	10%	Now	\$6,800	2040	* *			
			ings, Extent : Sev ion Of Ridge And		Affected: 15%			
Interior								
Floors						_	***	
Cast in Place Concrete	100%	0-2	\$3,600	LIFE	**	5	\$14,400	
	_	_	Extent : Moderat	te, Area A	ffected: 15%			
T. 4	Location	: Through	out					
Interior Walls Concrete Masonry Unit	000/	Now	\$2,300	LIFE	* *	5	\$400	
Concrete Masonry Onit			\$2,300 xtent : Moderate,		cted : 30%	3	\$400	
		: Near Ro		лгеи лује	ciea . 5070			
C D1			-	LIEE	* *		¢100	
Gypsum Board		Now	\$100 ents, Extent : Sev	LIFE		5	\$100	
		: Upper W		еге, лгеи	Affected . 2070			
			xtent : Severe, Ar	aa Affacta	d · 25%			
		: Upper W		еи лујесте	u . 2570			
Ceilings								
Exposed Struc: Steel	97%	0.5	* **	LIFE	* *	10	\$12,800	
Gypsum Board	3%	0-2	\$400	LIFE	**	5	\$200	
				aerate, Ar	rea Affected : 15%			
Site Pavements	Location	: Office C	eiiing					

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Asphalt 100% 0-2 \$3,900 2039 **

 $Cracking/Crumbling, \ Extent: Moderate, \ Area\ Affected: 10\%$

Location: Throughout

lectrical	Current Repa	air Future	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2030	\$5,000	5			
	Other Observation, Exter	ıt : Light, Area Affected	: 100%				
	Location : Electrical Re						
	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			
round							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
and-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, Exter	ıt : Light, Area Affected	: 100%				
	Location : Outside						
ghting	Explanation: 250 Galle	ons					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset #: 2257

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2030	\$12,500	10	\$4,000	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location : Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	50%	2030	\$1,100	1		
No Component	50%					
Exterior Lighting						
HID	50%	2025	\$8,300	10		
No Component	50%					

Mechanical		Current Repair	Future	Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Electricity	100%		2040	* *	1		
Conversion Equipment Radiant Heater	Location:	rvation, Extent : Light, Area Mechanic Area	2030 Affected	\$22,900 : 100%	2	\$600	
No Component	Explanatio 70%	on : 3 Units					
Air Conditioning Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2023	\$900	1		
Ventilation Exhaust Fans Wall Unit	70%	0-2 \$1,100 ing, Extent : Moderate, Are	2040 a Affected	* * l : 100%	2	\$100	
No Component	Location:	2 Units, 1 For Each End O	f The Buil	lding			
Plumbing H/C Water Piping							
Brass/Copper Water Heater	100%		2040	* *	1		
Electric	100%		2025	\$3,800	4		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$64,000
Total		\$64,000
Importance Code B		\$64,000
Total		\$64,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,400		\$10,400	
Interior Architecture	\$25,800			
Electrical	\$300	\$100	\$200	\$100
Mechanical	\$5,000	\$400	\$700	\$400
Total	\$40,400	\$500	\$11,300	\$500
Importance Code A	\$9,700	\$300	\$10,700	\$300
Importance Code B	\$27,300	\$200	\$600	\$200
Importance Code C	\$3,400			
Total	\$40,400	\$500	\$11,300	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13970

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls								
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	
Roof								
Metal Panel	85%			2043	* *	10	\$9,000	
Skylight, Plastic		Now	\$4,200	2043	* *	1		
			xtent : Moderate, 2 onting Plaza	Area Affe	cted : 15%			
Soffits								
Wood	100%			2043	* *	5		
	Location	: Front An	Extent : Light, Area nd Rear Facade	Affected	: 100%			
	Explana	tion : Roof	Overhang					
terior								
Floors Cast in Place Concrete	100%	4+	\$8,200	LIFE	* *	5	\$26,500	
Cast in Place Concrete			\$8,200 xtent : Moderate, A			3	\$20,300	
		i Cracks, E. i : Entry To		неи Ајје	ciea . 270			
		-	: Moderate, Area	Affected	. 20%			
		ueu, Exteni 1 : Through		Ајјестеи	. 2070			
Interior Walls	Locuitor	i . Inrough	Oui					
Gypsum Board	5%			LIFE	* *	5-10	\$1,100	
Masonry: Fieldstone	50%			LIFE	* *	10	\$2,700	
No Component	45%			LILE		10	\$2,700	
Ceilings	T370							
Exposed Struc: Wood	95%			LIFE	* *	10	\$13,100	
Gypsum Board	5%			LIFE	* *	5-10	\$1,600	
ite Pavements	370			LILL		3-10	\$1,000	
On-Site Walkways								
Pavers/Stone	100%			2039	* *			
1 avers, stone	10070			2037				

Electrical	Current Repair	Future Replacement	Maintenance
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost Prior (Yrs)
nder 600 Volts			
Transformers			
Dry Type	100%	2043 **	5
	Other Observation, Extent: Light, Are	ea Affected : 100%	
	Location : Electrical Closet Room		
	Explanation: One 45 Kilovolt-ampe	re, 480 High Voltage 208/1.	20 Low Voltage
Switchgear / Switchboard			
Air Circuit Breaker	100%	2050 **	5
Raceway			
Conduit	100%	2050 **	1

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Current Repair	Future Rep	lacement	М	aintenance		
% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
		* *	5			
95%	2046	* *	5	\$100		
100%	2050	* *	1			
100%	2043	* *	5			
100%	LIFE	* *	5	\$200		
30%	2035	* *	10	\$1,400		
Location : Throughout The Buildi Explanation : T-8 Lamps	ng					
Compact Fluorescent Light, Extent	: Light, Area Affect		10	\$500		
60%	2038	* *				
50%	2058	* *	1			
50%						
50%	2035	* *	10			
90%						
10%	2035	* *	1	\$200		
70%						
	% of Fail Date Estimated Control (Years) 5% 95% 100% 100% 100% 30% Other Observation, Extent: Light, Location: Throughout The Building Explanation: T-8 Lamps 10% Compact Fluorescent Light, Extent Location: Throughout The Building 60% 50% 50% 50% 50%	% of Total (Years) Year Estinated Cost (Years) FY	% of Total (Years) Year Estimated Cost FY	Solution	Nof Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Furnace	100%	2030	\$12,000	1	\$2,600	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Outside Rear Of The Buildi	ng				
	Explanation: 2 Package Units					

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Mechanical	Current	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2030	\$64,000	2	\$300	
Heating/Cooling							
	R-22 Refrigerant, E	Extent : Light, Area A	ffected :	100%			
	Location: 2 Units	s, Outside Rear Of Ti	he Buildi	ng			
Ventilation							
Distribution							
Ductwork/Diffusers	100% 0-2	\$4,700	LIFE	* *	2-5	\$2,900	
	Corroded, Extent:	Moderate, Area Affe	cted : 10	%			
	Location: Outside	e Of The Building					
	Insul. Deteriorating	g, Extent : Moderate,	Area Aff	ected : 10%			
	Location : Outside	e Of The Building					
Exhaust Fans							
Roof	100%		2030	\$8,500	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
Electric	100%		2028	\$4,500	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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
Total		\$48,100
Importance Code A		\$48,100
Total		\$48,100

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
Total	\$35,200	\$12,700	\$22,700	\$1,100
Importance Code A	\$10,700	\$12,600	\$22,400	\$300
Importance Code B	\$17,300	\$100	\$300	\$100
Importance Code C	\$7,200			\$800
Total	\$35,200	\$12,700	\$22,700	\$1,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Architecture		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
nterior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$17,900	
			ıt : Light, Area	Affected	: 10%			
	Location	: Women Resi	troom					
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	
ite Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2074	* *			
ite Pavements								
On-Site Walkways								
Asphalt	50%			2039	* *			
Pavers/Stone	50%			2039	* *			

Electrical		Current Repair		Future Replacement		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Raceway								
Conduit	100%		2050	* *	1			
Panelboards								
Fused Disc Sw	5%		2046	* *	5			
Molded Case Bkrs	95%		2046	* *	5	\$100		
Wiring								
Thermoplastic	100%		2050	* *	1			
Motor Controllers								
Locally Mounted	100%		2043	* *	5			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Electrical	Current Repair	Future Re	Future Replacement		aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2035	* *	10	\$2,600	
	Other Observation, Extent		0%			
	Location : Throughout Th	ie Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Exit, Service	50%	2035	* *	1		
No Component	50%					
Exterior Lighting						
LED	50%	2038	* *			
No Component	50%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2035	* *	1	\$100	
	Other Observation, Extent	: Light, Area Affected : 10	0%			
	Location: Outside					
	Explanation : CCTV Surv	eillance Camera Only Ou	tside			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$500	

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment						
Radiant Heater	100%	2030	\$48,100	2	\$1,300	
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location: Throughout					
	Explanation: 8 Units					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,500	
Exhaust Fans						
Interior	100%	2035	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		
Water Heater						
Electric	100%	2028	\$2,400	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			

^{**} 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

Area Sq Ft : 29,781 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$7,004,100	\$78,900
Interior Architecture	\$302,500	
Electrical		\$254,700
Mechanical	\$179,200	\$925,400
Total	\$7,485,800	\$1,259,000
Importance Code A	\$7,004,100	\$136,300
Importance Code B	\$370,900	\$1,122,700
Importance Code C	\$110,800	
Total	\$7,485,800	\$1,259,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$427,600	\$15,200	\$19,300	\$29,500
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	
Total	\$427,600	\$15,200	\$19,300	\$29,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Architecture	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	200/ 2.4	Φ41 100	LIDE	* *	-	#21 000	
Masonry: Brick Cavity	30% 2-4	\$41,100 tent : Moderate, Area	LIFE		5	\$21,000	
	Location : Thro		Ајјестеа :	20%			
		rated, Extent : Modero	ate. Area	Affected · 15%			
	Location : At Ex		ate, 111 eu 1	19900000 . 1070			
		ı, Extent : Severe, Are	a Affected	d : 10%			
	Location : Stair		55				
Metal/Glass Curt Wall	60% Now	\$6,963,000	LIFE	* *	5	\$78,900	1
	Air Infiltration, E.	xtent : Severe, Area A		0%		. ,	
	Location : Thro	ıghout					
	_	lements, Extent : Seve	ere, Area A	Affected : 5%			
	Location : Vario						
	-	g, Extent : Severe, Are	ea Affectea	l : 20%			
	Location : Vario		1 160				
	Location : Thro	rated, Extent : Severe, ughout	Area Ajje	ectea : 100%			
		ıgnoui 1, Extent : Severe, Are	ea Affectea	1 · 10%			
	Location : Vario		11990000	. 10/0			
Stucco Cement	10%		2035	* *	5	\$17,500	
Windows							
Aluminum	15% Now	. ,	2055	**	5	\$300	
		nents, Extent : Severe	, Area Aff	ected: 25%			
	Location : Various Locations Caulking Deteriorated, Extent : Severe, Area Affected : 35%						
	Location : Thro						
		Extent : Severe, Area .					
	Location : Vario		33				
		ı, Extent : Severe, Are	a Affected	l : 25%			
	Location : Vario	ous Locations					
No Component	85%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Architecture	Current Repair Future Repla		N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets			_	****	
Masonry: Brick Cavity	20% 4+ \$26, Jnt Mortar Miss/Erod, Extent : Se Location : Throughout		5	\$900	
Metal/Glass Curt Wall	40% Now \$29, Corrosion/Rusting, Extent: Sever Location: Various Areas Caulking Deteriorated, Extent: S Location: Throughout Water Penetration, Extent: Sever Location: Various Areas	e, Area Affected : 25% evere, Area Affected : 100%	5	\$3,600	
Metal Panel		900 2050 **	5	\$900	1
Metal Fallel	Caulking Deteriorated, Extent: S Location: Coping Throughout		3	\$900	1
Stucco Cement	30% 0-2 \$3, Worn/Eroded, Extent : Moderate, Location : Various Areas	800 2035 ** Area Affected : 15%	5	\$1,800	
Roof	1000/ 4: 00	600 2025 **			
IRMA/Protected Membrane	100% 4+ \$8,	600 2035 **			
	Drains Clogged, Extent: Modera Location: Watson Connector Insul Miss/Displaced, Extent: Mo Location: Watson Connector				
Interior Floors					
Carpet	45% Now \$183, Worn/Eroded, Extent : Severe, Ar Location : Third Floor Wrinkling, Extent : Severe, Area Location : Third Floor	ea Affected : 20%	3	\$41,300	
Cast in Place Concrete	5%	LIFE **	5	\$13,400	
Ceramic Tile	3% Now \$37, Worn/Eroded, Extent : Severe, Ar Location : Bathrooms	100 2045 **	5	\$900	
Ceramic Tile	2%	2043 **	5	\$1,200	
Terrazzo	3%	LIFE **	5	\$2,900	
Vinyl Tile	42% Now \$22, Worn/Eroded, Extent : Severe, Ar Location : Various Areas		3	\$9,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls	20/ 1	¢54.000	2045	* *	-	¢1 000	
Ceramic Tile	3% Now Worn/Eroded, Extended, Location: Bathroo		2045 ected : 30		5	\$1,000	
Ceramic Tile	2%		2043	* *	5	\$1,300	
	Recent Replace Evid Location : Handica	_	Area Affe	ected : 100%			
Concrete Masonry Unit	15%		LIFE	* *	5	\$7,600	
Gypsum Board	80%		LIFE	* *	5-10	\$86,500	
Ceilings							
AcousTileConcealSpLn			2035	* *	5	\$15,300	
AcousTileSusp.Lay-In	75% Now Misaligned/Bulging, Location: First, The Control of the Co	aird And Fourth Flo	oors		5	\$22,900	
	Staining/Discoloring Location : First, Th	aird And Fourth Flo	oors				
	Water Penetration, E Location: Third For Worn/Eroded, Exten Location: First, Th	loor Office South Si t : Severe, Area Aff	ide At Wi ected : 30	ndow			
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 Cracking/Crumbling Location: Through Misaligned/Bulging,	out Extent : Severe, Ar					
D (G)	Location: Through		2020				
Pavers/Stone	20% Now Cracking/Crumbling Location: Through		2039 rea Affec	* * ted : 20%			
On-Site Walkways							
Asphalt	100% Now Cracking/Crumbling Location: Through		2039 rea Affec	* * ted : 20%			
Parking/Driveway							
Asphalt	100% Now Cracking/Crumbling Location: Through	out		* * ted : 20%			
	Potholes, Extent : Se Location : Through		! : 5%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•		•	•			
Switchgear / Switchboard							
Fused Disc Sw	100%		2030	\$34,000	5	\$100	
Raceway							_
Conduit	95%		2030	\$31,000	1		
Conduit	5%		2040	* *	1		
Panelboards							
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	
Wiring							
Thermoplastic	20%		2050	* *	1		
Thermoplastic	50%		2030	\$14,500	1		
Thermoplastic	30%		2040	* *	1		
Motor Controllers							
Locally Mounted	15%		2028	\$8,800	5		
Locally Mounted	5%		2047	* *	5		
Motor Control Center	70%		2028	\$40,900	5	\$600	
Variable Frequency	10%		2047	* *			
Drive							
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches				ate at			
Automatic	100%		2043	* *	1	\$9,200	
Lighting							
Interior Lighting	1000/		20.40	* *			
LED	100%		2040	* *			
Egress Lighting	500/		2025	#20.700	10	Ф4.000	
Emergency, Battery	50%		2025	\$28,700	10	\$4,900	
Exit, Service	50%		2025	\$5,700	1		
Exterior Lighting	1000/		2025	¢117.200	10	¢100	
HID	100%		2025	\$117,200	10	\$100	
Alarm							
Security System	90%						
No Component Generic	90% 10%		2038	* *	1	\$1,100	
Generic		ervation, Extent : Light, Area			1	\$1,100	
		ervation, Extent . Light, Area : Outside The Building	ryjecieu	. 100/0			
		tion : CCTV Surveillance Can	nera				
Fire/Smoke Detection	Бършни	non . CCI r surveniunce Cun	ici u				
No Component	70%						
Generic, Analog	30%		2025	\$96,500	1-3	\$5,700	
Generic, Analog	3070		2023	Ψ70,500	1.3	ψυ, 100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source Plant Campus Steam / PRV	100%		2050	* *	1			
	Other Observation, E Location: Through	out						
G	Explanation: Steam	n Provided From A	djacent Li	brary Building				
Conversion Equipment Heat Exchanger, Plate & Frame	100%		2026	\$57,400	1	\$20,200		
1 Taine	Other Observation, E Location: Penthou	se	Affected :	100%				
Distribution	Explanation: 1 Uni	ıt .						
Hot Wtr Piping/Pump	70% 0-2 Corroded, Extent: M Location: Various		2038 cted : 25%	* *	4	\$1,400		
	Location: Various Loose, Extent: Mode Location: Control	rate, Area Affected						
Central Plant Steam Piping/Pmp	30%		2030	\$202,500	4	\$900		
	Other Observation, Extent : Severe, Area Affected : 100% Location : Steam Tunnel							
	Explanation: Low	Pressure Steam Di	rect From	Science Building				
Terminal Devices								
Air Handler	15%		2025	\$84,100	l	\$3,800		
Air Handler	35% Other Observation, E Location: Roof				1	\$8,800		
	Explanation: 1 Ext			de de				
Fan Coil Unit/Heat	50% 2-4 Damaged, Extent: M Location: Through		2040 cted : 80%	**	1	\$5,900		
	On Extended Life, Ex Location : Through	out						
	Other Observation, E Location: Through	out	Area Affec	ted : 100%				
	Explanation : Ineffi	cient Units						
Air Conditioning								
Energy Source Electricity	100%		2038	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	40%			2038	* *	1	\$7,600	
•	Recent Ins	stallation, Ex	tent : Light, Area	Affected	' : 100%			
			rigerant R410 In					
			tent : Light, Area	Affected	: 100%			
		: Penthouse						
			Using Refrigera					
Ext Pkg Unit - Heating/Cooling	50%			2035	* *	2	\$1,300	
	-	igerant, Exter 1 : 1 Unit, 4th	nt : Light, Area A n Floor Roof	ffected :	100%			
No Component	10%			-		-		
Distribution CW & CHW Wtr Pipe/Pump	40%	0-2	\$1,800	2030	\$17,500	4	\$800	
r ipo r unip			derate, Area Affe And Various Ott					
No Component	60%							
Terminal Devices								
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%							
Heat Rejection								
Dry Cooler	40%			2035	* *	2	\$11,400	
No Component	60%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	60%	0-2	\$11,000	LIFE	* *	2-5	\$13,700	
Ductwork Diffusers	Unbalance		xtent : Moderate,		fected : 80%	2-3	\$13,700	
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$14,400	
Exhaust Fans								
Interior	75%			2030	\$106,400	2	\$900	
Roof	25%			2035	* *	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater	1000/	0.2	¢7,000	2020	¢25 100	4	£200	
Electric	-		\$7,000 Extent : Moderate	2030 , Area A <u>j</u>	\$35,100 fected : 100%	4	\$200	
	On Extend		ent : Moderate, A	rea Affec	ted : 100%			
HW Heat Exchanger								
11 W 11cat Exchange								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2373

Mechanical	Current Rep	air Future Repl	acement	M		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2035	* *	1	\$1,800	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exte	nt : Light, Area Affected : 100%	6			
	Location: 1st To 6th F	lloor				
	Explanation : Watson Available In The Mark	And Pratt Share One Elevator. et.	It Is Down C	Often, No	Parts Are	
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$20,600	
Sprinkler						
No Component	99%					
Generic	1%	2040	* *	1-2	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$293,200	\$295,200		
Interior Architecture		\$578,700		
Electrical	\$37,600	\$2,869,300		
Mechanical	\$503,200	\$4,010,500		
Total	\$834,000	\$7,753,700		
Importance Code A	\$293,200	\$295,200		
Importance Code B	\$540,800	\$7,458,500		
Total	\$834,000	\$7,753,700		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$322,800	\$163,200	\$207,000	\$211,400
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				
Total	\$322,800	\$163,200	\$207,000	\$211,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast Stone/Terra Cotta	7%		LIFE	* *	5	\$124,500	
Masonry: Brick	75%		LIFE	* *	5	\$170,700	
	Broken/Missing Elen Location : Walls At			ea Affected : 5%			
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	
	Air Infiltration, Extended Location: Penthou	nt : Moderate, Area se					
	Corrosion/Rusting, E Location : Penthou		rea Affe	cted : 25%			
	Thermally Inefficient Location : Penthou		, Area Aj	ffected : 50%			
Wood	20% 2-4 Deteriorated Finish, Location: North Fo	acade	-		5	\$4,900	
	Location : North Fo	acade					
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 Drains Inad/Misposm Location: Through	out		-			
	Vegetation Growth, I Location : At Drain			ected : 20%			
	Water Penetration, E Location : Over 12		rea Affe	cted : 10%			
Clay Tile	30%		2048	* *	10	\$26,600	
Copper/Terne	5%		2043	* *	10	\$11,100	
Modified Bitumen	55% 4+	\$225,000	2033	* *			
	Drains Inad/Misposm Location : Roof Ato		, Area A	ffected : 40%			
	Ponding Extent Me	oderate, Area Affect	ed : 40%	ó			
	1 0/10/1/18, 20/10/11 1 1/10	, , , , , , , , , , , , , , , ,					
	Location : Roof Ato	***					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
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	
Interior Walls								
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$25,300	
Masonry: Brick	10%			LIFE	* *			
Travertine Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$10,100	
Plaster	35%			LIFE	* *	5	\$17,700	
Ceilings							·	
AcousTileSusp.Lay-In	15%			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	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

Electrical	Current Repair	Future Replacement	N	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2048 *	* 5	\$700				
	Other Observation, Extent : Light, Area	Affected: 100%						
	Location: Electrical Room							
	Explanation : Main Service Switch Ra	ted At 1600 Amperes						
Transformers								
Dry Type	100%	2041 *	* 5	\$600				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 150 Kilovolt-ampere, 11 Volts	2 Kilovolt-ampere, 54 K	ilovolt-am	pere, 208/277/480				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard	500/	2020	Φ55.500	~	Φ.4.0.0	
Fused Disc Sw	50%	2028	\$55,500	5	\$400	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Ajje	ctea : 100%			
	Explanation: 4- Vertical Sections					
Fused Disc Sw	50%	2048	* *	5	\$400	
rused Disc Sw	Other Observation, Extent : Light, Area			3	\$400	
	Location: Chiller Room	Пуссиси	. 10070			
	Explanation: 3- Vertical Sections					
Raceway	7					
Conduit	90%	2028	\$115,000	1		
Conduit	10%	2048	* *	1		
Panelboards						
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	
Wiring	250/ 2.4 \$22.000	2052	* *	1		
Braided Cloth	25% 2-4 \$32,000 Insulation Aged, Extent : Moderate, Are	2053		1		
	Location: Throughout The Building	ги Ајјесте	a . 100/0			
Themsenlestic	65%	2038	* *	1		
Thermoplastic Thermoplastic	10%	2038	* *	1 1		
Motor Controllers	1070	2040		1		
Locally Mounted	50%	2026	\$171,500	5	\$600	
Locally Mounted	20%	2033	**	5	\$200	
Variable Frequency	30%	2041	* *		4-00	
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,400	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Basement	ъ.				
T 1 12	Explanation: Connected To Metal Wo	iter Pipe.				
Lighting Interior Lighting						
Fluorescent	25%	2033	* *	10	\$37,600	
Tuorescent	T-8 Lamps And Fixtures, Extent: Light,		fected · 100%	10	\$57,000	
	Location: Offices	11.00.11))	. 10070			
Fluorescent	5%	2028	\$93,100	10	\$7,500	
1 Idorescent	Other Observation, Extent: Moderate, .			10	Ψ1,500	
	Location: Stairs	· · · · · · · · · · · ·				
	Explanation : Compact Fluorescent L	ight Fixtı	ıres			
Incandescent	10%	2028	\$186,300	2	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
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	
	Compact Fluorescent Lig	ht, Extent : Moderate,	Area Affected : 100	0%		
	Location: Front Of The	Building Only				
No Component	95%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$168,900	1	\$18,400	
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location : Hallways					
	Explanation: CCTV Sur	rveillance Camera Sys	tem			
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$1,926,900	1-3	\$101,000	
_	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%			
	Location: Throughout T	The Building				
	Explanation : Smoke De	rtectors, Alarm Bells, S	trobe Lights, Mani	ial Pull S	Stations And Horns	

Mechanical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected .	100%			
	Location: Basement					
	Explanation: Steam From Con Ed.					
Conversion Equipment						
Pres. Reducing	100%	2037	* *	5	\$9,700	
Valve/LP Steam						
Distribution						
Steam Piping/Pump	100%	2028	\$770,500			
Terminal Devices						
Air Handler	80%	2028	\$1,960,300	1	\$81,100	
Convector/Radiator	20%	2026	\$186,600	1	\$10,600	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Mechanical		Current Repair		e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment	1.50/		2025	ate ate		#2 < < 0.0	
Centrifugal, Elec Chiller		friedrand Friedrand Liebe Ann	2037	**	1	\$26,600	
		frigerant, Extent : Light, Area : One 100 Ton Unit In Basen					
Centrifugal,Compressor Turbine	60%		2031	* *	1	\$106,500	
Taronic	Other Obs	ervation, Extent : Light, Area	Affected	! : 60%			
		: Basement					
	Explanat	tion: 2x350 Ton Units With H	ICFC 12.	3 Refrigerant			
Reciprocating Compr/Chiller	10%		2023	\$147,900	1	\$7,600	
1	R-22 Refri	gerant, Extent : Light, Area A	Iffected :	10%			
	Location	: 1x60 Ton Unit, Roof					
Window/Wall Unit	15%		2023	\$54,500	1		
Distribution							
CW & CHW Wtr	75%		2048	* *	4	\$6,100	
Pipe/Pump							
No Component	25%						
Terminal Devices	0.50/		2022	* *		406.200	
Air Handler/Cool/Ht	85%		2033	* *	1	\$86,200	
No Component	15%						
Heat Rejection Air Cooled Condenser	10%		2023	\$35,100	2	\$11,400	
Unit	1070		2023	ψ33,100	2	Ψ11,400	
Water Cooling Tower	75%		2032	* *	2	\$123,700	
No Component	15%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,400	
Exhaust Fans					_		
Interior	100%		2028	\$620,000	2	\$5,000	
Plumbing							
H/C Water Piping Brass/Copper	50%		2038	* *	1		
Galvanized Steel	50%	0-2 \$19,100	2036	\$382,300	1		
Garvanized Steel		Extent : Moderate, Area Affe			1		
		: Throughout					
Water Heater							
Electric	100%		2023	\$153,500	4	\$1,000	
	Other Obs	ervation, Extent : Light, Area	Affected			-	
		: Basement					
	Explanat	tion: 2 Units					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		I IPP	* *	1		
Cast Iron	100%		LIFE	n. w	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK CITY CENTER

Asset #: 2354

Mechanical	Current Repair	Future R	eplacement	M						
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Sump Pump(s)										
Non-Submersible	100% Now \$26,6		* *	4	\$3,500					
	Obsolete Equipment, Extent : Seve	re, Area Affected	: 100%							
	Location: Basement									
Sewage Ejector(s)										
Electric	100%	2028	\$50,200	4	\$6,500					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	80%	LIFE	* *							
	Other Observation, Extent: Light, Location: 2 Units From Baseme From Basement To 6th Floor Explanation: 4 Units Plus I Wh	nt To 13th Floor,		st To 5th	Floor, 1 Unit					
Hydraulic	20%	LIFE	* *							
•	Other Observation, Extent : Light,	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement To 5th Floo	r								
	Explanation: One Unit									
Fire Suppression										
Standpipe										
Generic	100%	2038	* *	1-5	\$82,700					
Sprinkler										
No Component	25%									
Generic	75%	2048	* *	1-2	\$34,400					
Fire Pump										
Generic	100%	2024	\$112,200	1	\$30,600					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$299,100	\$581,100
Electrical	\$762,000	\$1,552,000
Mechanical	\$3,008,000	\$5,579,400
Site Pavements	\$361,000	
Total	\$4,430,000	\$7,712,400
Importance Code A	\$396,100	\$622,700
Importance Code B	\$3,673,000	\$7,089,700
Importance Code C	\$361,000	
Total	\$4,430,000	\$7,712,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$288,800	\$141,700	\$109,700	\$188,900
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
Total	\$288,800	\$141,700	\$109,700	\$188,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

rchitecture	Cur	rent Repair		Futur	e Replacemer	nt	M	aintenance		
stem Component Type		Date Estir ears)	nated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority	
terior										
Exterior Walls										
Cast in Place Concrete	35% No Diagonal Crack Location : Gr	ks, Extent : 1 eat Hall Eas	st And West I	Facades	ed : 5%	* *	5	\$74,400		
		Exposed Reinforcement, Extent: Moderate, Area Affected: 3% Location: Loading Dock								
	Horizontal Cra Location : Loc		Moderate, 2	Area Affe	cted : 5%					
	Spalling, Extend Location : Loc		e, Area Affec	ted : 5%						
Fiberglass Panel	32% No Water Penetrat Location : No	ion, Extent :		2038 Area Affe		* *	5	\$25,500		
Masonry: Brick Cavity	13% No	ks, Extent : I				* *	5	\$5,500		
M 4 1 D 1	Location: Em	tergency Exi	ii Ai Lunch r			* *	5 10	¢14.600		
Metal Panel Pre-Cast Concrete	5% 5%			2049 LIFE		* *	5-10 5	\$14,600		
Stucco Cement	5% 0-	2	\$3,200	2042		* *	5	\$6,900 \$2,700		
Stucco Cement	Cracking/Crum Location: Up	bling, Exten	t : Moderate	, Area A <u>j</u>			3	\$2,700		
Window Wall	5% No)W	\$10,700	2049		* *	5	\$4,000		
	Water Penetrat Location : Ro		Moderate, A					. ,		
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 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Throughout									
	Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Throughout									
Pre-Cast Concrete	30% No Cracking/Crum Location : Th	bling, Exten	\$11,000 at : Moderate	LIFE e, Area A <u>j</u>		* *	5	\$18,600		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

chitecture	Current Repair			Future I	Replacement	М			
stem Component Type		il Date Estin (ears)	mated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Roof									
Built-Up (BUR)	20% N Drains Inad/M Location: O Expansion Jnt	Misposn, Exte Iver Auditorii Failure, Ext	um Lobby	-					
	Location: Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Over Auditorium And Auditorium Lobby, Over Technology Gallery, Around Smoke Purge Fans Over Main Entrance Rotunda.								
Fiberglass Panel	25% N Water Penetro Location : A	ition, Extent		2038 Area Affecte	* * ed : 5%	1			
Modified Bitumen	30% N Punct/Tear/Im Location: T Seams Open/S Location: T Water Penetra Location: T	ipact Damag hroughout Split, Extent : hroughout ution, Extent	Moderate, A	rea Affected	ed : 10%	ó			
Plaza Roof: Stone Panels	s 10% N Water Penetro Location : T	ition, Extent	\$5,000 : Moderate, 2	2049 Area Affecte	* * ed : 5%				
Sloped Glazing	15% N Water Penetro Location : N	ition, Extent		LIFE Area Affecte	* * ed : 20%	5	\$87,100		
Soffits									
Cast in Place Concrete	100% (Cracking/Crust Location: The Paint Peeling, Location: The Water Penetro	hroughout Extent : Lig hroughout	ht, Area Affe	cted : 15%		5	\$67,100		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2028	\$444,200	3	\$50,100	
			: Light, Area Affec	eted : 259	%			
	Location	: Through	out					
Cast in Place Concrete	10%	0-2	\$14,500	LIFE	* *	5	\$29,200	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Basemen	t Mechanical Room	ns				
Ceramic Tile	5%			2038	* *	5	\$6,700	
Sheet Vinyl/Rubber	25%	Now	\$20,700	2034	* *	5	\$25,000	
·		r/Impact D : 1st Floor	amage, Extent : Mo r Cooridor	oderate, .	Area Affected : 5%	ó		
Terrazzo	25%			LIFE	* *	5	\$26,100	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 5%			
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Architecture		Current Repair Future Replacen		Replaceme	nent Maintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior										
Ceilings										
AcousTileSusp.Lay-In	20%			2042	1 100/	* *	5	\$26,700		
			, Extent : Light, Ai	rea Affecte	ed: 10%					
		ı: Through		Auga Affa	stad . 100/					
		ietration, E i : Through		Area Ajjeo	nea : 10%					
Exposed Concrete		Now	\$33,600	LIFE		* *	5	\$3,100		
			xtent : Moderate,		eted : 5%					
			nt Mechanical Are							
Exposed Struc: Steel	10%			LIFE		* *				
Gypsum Board	15%			LIFE		* *	5	\$25,000		
Metal Panel	15%			LIFE		* *	5	\$25,000		
		ted Finish, 1 : Through	Extent : Moderate out	e, Area Affo	ected : 10%					
		Discoloring 1 : Through	, Extent : Light, Ai out	rea Affecte	ed : 10%					
		netration, E n : Through	extent : Moderate, out	Area Affec	eted : 10%					
		0	Extent : Light, Ared	a Affected	: 100%					
		ı : Through	-							
		_	l Grid System							
No Component	25%		`							
1	Other Obs	servation, E	Extent : Light, Ared	a Affected	: 0%					
	Location	ı : 2002 Ad	dition							
	Explana	tion : Slope	ed Glazing Over							
Site Enclosure										
Fence/Gates	• • • • •			2010						
Chain Link	30%			2049		* *				
Exposed Struc: Steel	15%		7 1:1. 4	LIFE	1000/	* *				
			Extent : Light, Ared out Activity Yard	а Ајјестеа	: 100%					
			l Panel Wall							
Inch Dialant			i i unei waii	2064		* *				
Iron Picket	55%		Entant Light An	2064	1.150/	* *				
		iea Finisn, 1 : Through	Extent : Light, Are	еа Ајјестес	1:1370					
Eros Standing Walls	Locuitor	i . Inrough	Oui							
Free Standing Walls Cast in Place Concrete	50%			2064		* *				
Masonry: Brick		Now	\$2,700	2049		* *				
Masoniy. Brick	Cracking/		Extent : Moderat		fected : 20%					
Dataining Walls	Location	i . iviuin Ell	u unce							
Retaining Walls Cast in Place Concrete	100%			2064		* *				
Cast III Flace Concrete			Extent : Light, Area		. 100%					
			ading Dock	a Mysecieu	. 100/0					
			ast Concrete							
Site Pavements	Блрини	1 0100								

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.

Asset #: 2366

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
e Pavements					
Public Sidewalk					
Cast in Place Concrete	100% 0-2 \$17,900	2042 **			
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 5%			
	Location : Throughout				
	Misaligned/Bulging, Extent : Light, Are Location : Throughout	ea Affected : 5%			
	Sinking/Subsiding, Extent: Moderate, A Location: Throughout	Area Affected : 5%			
On-Site Walkways					
Cast in Place Concrete	38% Now \$66,600	2042 **			
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 5%			
	Location: Near Activity Yard				
Cast in Place Concrete	32%	2049 **			
Metal	2% Now \$48,600	2039 **	1-3	\$36,500	
	Surface Wearing/Scaling, Extent: Mode	erate, Area Affected : 50%			
	Location: By Generator				
Metal	3%	2059 **	1-3	\$55,500	
Pavers/Stone	25% Now \$92.000	2038 **		*,	
	Jnt Mortar Miss/Erod, Extent : Modera				
	Location: Main Entrance				
	Ponding, Extent : Moderate, Area Affec	eted : 20%			
	Location: Main Entrance				
	Other Observation, Extent : Moderate,	Area Affected : 10%			
	Location: Main Entrance				
	Explanation: Clog Trench Drain				
Parking/Driveway					
Asphalt	69% Now \$153,800	2038 **			
•	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 5%			
	Location: Throughout				
	Potholes, Extent : Moderate, Area Affec	cted : 5%			
	Location: Throughout				
Asphalt	31%	2044 **			
Activity Yard					
Cast in Place Concrete	20%	2042 **			
Rubber Matting	80%	2034 **			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	95%	2029	\$41,600	5	\$600	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 6000 Ampere					
Photovoltaic Panel(s)	5%	2032	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Auditorium					
	Explanation : 3- 60 Ampere Fused I	Disconnect	Switches Serving T	The Photo	ovoltaic Cells	
Switchgear / Switchboard						
Fused Disc Sw	60%	2029	\$50,900	5	\$400	
Fused Disc Sw	30%	2049	* *	5	\$200	
Molded Case Bkrs	10%	2049	* *	5	\$400	
Raceway						
Conduit	70%	2029	\$60,600	1		
Conduit	30%	2049	* *	1		
Panelboards						
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	
Wiring						
Braided Cloth	15% 2-4 \$12,800		* *	1		
	Insulation Aged, Extent : Moderate, A	1rea Affecte	d: 100%			
	Location : Original Wing					
Thermoplastic	30%	2049	* *	1		
Thermoplastic	55%	2029	\$46,800	1		
Motor Controllers						
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	2%	2042	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,300	
Stand-by Power						
Transfer Switches						
Automatic	100%	2027	\$9,300	1	\$47,200	
Generators						
Diesel	100%	2025	\$67,800	1	\$59,500	
	Other Observation, Extent : Light, Ar		: 100%			
	Location: Yard Adjacent To The Bu	_				
	Explanation : Emergency Generator	r No Availa	ble Nameplate Rai	ting Cap	acity	
Batteries						
Lead/Acid	100%	2021	\$1,600	5	\$5,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	1000/	2022	* *	-	04.700	
Main Tank	100% Other Observation, Extent: Light, Ard Location: Outside Explanation: 200 Gallon Rated Cap			5	\$4,500	
Lighting		-				
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$42,200	
	T-8 Lamps And Fixtures, Extent : Light Location : New Wing Offices	ht, Area Afj	fected : 100%			
Fluorescent	10%	2024	\$51,800	10	\$14,100	
	T-12 Lamps And Fixtures, Extent : Lig Location : Ramp And Mechanical R		ffected : 100%		·	
Fluorescent	10%	2034	* *	10	\$14,100	
	Compact Fluorescent Light, Extent : I Location : Throughout The Building	-	Affected: 100%		·	
HID	2%	2024		10	\$100	
Incandescent	20%	2029	\$388,000	2	\$700	
	Other Observation, Extent: Light, Ard Location: Exhibit Areas Explanation: Floodlights And Spot	Lights				
LED	28% Other Observation, Extent: Light, Ard Location: Exhibit Areas Explanation: LED Lighting For Exh		**			
Egress Lighting	Explanation . ELD Eighting I of Ext	iioiis				
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		
Exterior Lighting						
HID	100%	2024	\$604,400	10	\$500	
Lightning Protection Arresters/Cabling						
Generic	100%	2032	* *	5	\$4,500	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$145,200	1	\$17,200	
Fire/Smoke Detection	500 /					
No Component	70%	2020	¢407.200	1.2	#20 400	
Generic, Digital	30%	2029	\$497,200	1-3	\$28,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2049	* *	1		
Conversion Equipment	10070		2049		1		
Steam Boiler	100% 0-2 Malfunctioning, Extent Location: One Of Tw Other Observation, Ext Location: Boiler Roo	o Boilers In The ent : Light, Area	Boiler Ro	oom	1	\$136,800	
Distribution	Explanation: 2 Units						
Hot Wtr Piping/Pump	20% 0-2 Leak Evident, Extent : S Location : Water Pun Malfunctioning, Extent Location : Hot Water	p In The Boiler : Severe, Area A	Room Iffected : I		4	\$1,500	
Central Plant Steam Piping/Pmp	80% 0-2	\$202,900	2029	\$2,029,400	4	\$6,100	
	Obsolete Equipment, E. Location: Vacuum Pt Steam Traps Faulty, Ex Location: Various Ar	ımps - Replacen tent : Severe, Ar	nent Neede	ed			
Terminal Devices							
Air Handler	45% 0-2 On Extended Life, Extended Location: Fan Room				1 ce	\$38,400	
Air Handler	40%		2029	\$843,000	1	\$38,000	
Convector/Radiator	15%		2034	* *	1	\$7,400	
Air Conditioning Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	66%		2024	\$839,600	1	\$47,000	
	R-22 Refrigerant, Exter Location : Basement	nt : Light, Area A	Affected : 1	100%			
Reciprocating Compr/Chiller	34% Now	\$21,600	2029	\$432,500	1	\$21,800	
1	Not in Service, Extent: Location: AC Room R-134a Refrigerant, Ex Location: AC Room						
Distribution							
CW & CHW Wtr Pipe/Pump	100% Now	\$9,100	2039	* *	4	\$7,600	
	Malfunctioning, Extent Location : Valves, Va		ea Affected	! : 30%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date E. Total (Years)	stimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	60% On Extended Life, Exten Location : Fan Rooms		*)	1	\$57,000	
Air Handler/Cool/Ht	40%	2029	\$672,400	1	\$38,000	
Heat Rejection Water Cooling Tower	100%	2030	\$568,800	2	\$154,500	
Ventilation Distribution Ductwork/Diffusers	100% Now Unit Inoperable, Extent Location : Dampers, V			2-5	\$85,600	
Exhaust Fans Interior	90% 0-2 Malfunctioning, Extent : Location : Boiler Room	**	+	2	\$3,400	
Roof	10%	2029	\$24,900	2	\$500	
Plumbing H/C Water Piping Brass/Copper	100%	2039) **	1		
Water Heater Electric	20% Other Observation, Exte Location : Various Are		. ,	4	\$200	
Gas Fired	Explanation: Several of 80% Other Observation, Externation: Boiler Room Explanation: 100 Gal.	2022 ent : Light, Area Affecto n	. ,	2	\$1,800	
Sanitary Piping Cast Iron	100%	LIFI	3 **	1		
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, Exte Location: Water Back Leak Evident, Extent: S Location: 1st Floor N	up At Front Entrance evere, Area Affected :	ffected : 5%	1		
Sump Pump(s) Non-Submersible	100% Other Observation, Exte Location : Basement Explanation : Duplex			4	\$4,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100% Now	\$900 2034	* *	4	\$6,100	
	Not in Service, Extent: Sever	e, Area Affected : 5	0%			
	Location: Auto Operation					
	Other Observation, Extent : I	ight, Area Affected	: 100%			
	Location: Basement					
	Explanation: Duplex Units					
Backflow Preventer						
Generic	100%	2034	* *	1	\$9,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: I	ight, Area Affected	: 100%			
	Location: Basement To 2nd	d floor				
	Explanation: Two Units, O.	ne Out Of Service L	Due To Control Mo	dule Not	Available	
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$80,300	
Sprinkler						
Generic	100%	2039	* *	1-2	\$43,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$135,800	\$146,400
Interior Architecture		\$642,000
Electrical	\$182,900	\$1,103,100
Mechanical	\$31,000	\$803,100
Total	\$349,700	\$2,694,500
Importance Code A	\$135,800	\$146,400
Importance Code B	\$213,900	\$2,398,400
Importance Code C		\$149,700
Total	\$349,700	\$2,694,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$184,600	\$51,000	\$112,800	\$85,300
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				
Total	\$184,600	\$51,000	\$112,800	\$85,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Exterior	•							
Exterior Walls								
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	
Windows								
Aluminum	25%			2036	* *	5	\$3,700	
Wood	75%			2044	* *	5	\$110,500	
Parapets								
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	
Roof								
Single Ply Membrane	100%			2033	* *	10	\$80,600	
nterior							· · · · · · · · · · · · · · · · · · ·	
Floors								
Carpet	20%	Now	\$76,200	2029	\$381,000	3	\$39,500	
1	Worn/Ero	ded, Extent	: Severe, Area Aff		· ·		,	
		: Anspach						
Ceramic Tile	5%			2037	* *	5	\$6,600	
Granite Panels	10%			LIFE	* *	5	\$9,900	
Terrazzo	10%			LIFE	* *	5	\$10,300	
	35%			2028			\$17,300	
Vinyl Tile					\$444,200 * *	3		
Vinyl Tile	15%			2036	* *	3 5	\$9,900	
Wood	5%			2063		3	\$12,300	
Interior Walls	100/			LIEE	* *	-	¢21 000	
Gypsum Board	10%			LIFE	* *	5	\$21,900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE		_	0=1.000	
Plaster	65%			LIFE	**	5	\$71,200	
Plaster	5%			LIFE	* *	5	\$5,500	
Wood	5%			LIFE	* *	5	\$73,000	
Ceilings	400:			2011	عاب عاب	_	012.000	
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	
	_	_	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Anspach	er Theatre					
Plaster	10%			LIFE	* *	5	\$8,000	
Site Enclosure							· · · · · · · · · · · · · · · · · · ·	
Fence/Gates								
Iron Picket	100%			2063	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	epair Fι	iture Replacement	Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye	ar Estimated Cost Y	Cycle Estimated Co (Yrs)	st Priority
Site Pavements					
Public Sidewalk					
Cast in Place Concrete	100%	204	4 5 * *	:	
On-Site Walkways					
Cast in Place Concrete	100%	204	* *	:	

ectrical	Current Repair	Future I	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2028	\$4,700	5	\$200	
	Other Observation, Extent : Mod	derate, Area Affecti	ed : 100%			
	Location : Electrical #1					
	Explanation : Main Service Di	sconnect Switch Ro				
Fused Disc Sw	50%	2048	* *	5	\$200	
	Other Observation, Extent : Light	ht, Area Affected :	100%			
	Location : Electrical Room #2					
	Explanation : Main Service Di	sconnect Switch Ro	ated At 4000 Am	peres.		
Transformers						
Dry Type	100%	2041	* *	5	\$300	
	Other Observation, Extent : Ligi	ht, 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	
	Other Observation, Extent : Mod	derate, Area Affecto	ed : 100%			
	Location : Electrical Room #1					
	Explanation : 4- Vertical Secti	ons				
Fused Disc Sw	50%	2048	* *	5	\$200	
	Other Observation, Extent : Mod	derate, Area Affecto	ed : 100%			
	Location: Electrical Room #2					
	Explanation: 2- Vertical Secti	ons				
Raceway						
Conduit	70%	2028	\$42,500	1		
Conduit	30%	2048	* *	1		
Panelboards						
Fused Disc Sw	15%	2044	* *	5	\$300	
Molded Case Bkrs	40%	2044	* *	5	\$900	
Molded Case Bkrs	45%	2036	* *	5	\$1,000	
Wiring						
Braided Cloth	25% 2-4 \$14	4,300 2053	* *	1		
	Insulation Aged, Extent : Moder		: 100%			
	Location : Throughout The Bu	ilding				
Thermoplastic	30%	2048	* *	1		
				-		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Variable Frequency Drive	10% 90%		2041 2041	**	5	\$100	
Ground Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,300	
Stand-by Power						4-,	
Transfer Switches							
Automatic	50%		2041	* *	1	\$13,500	
Automatic	50%		2026	\$5,100	1	\$13,500	
Generators Diesel	Location : (ation, Extent : Moderate, Generator Room 1 : Emergency Generator I			1	\$34,000	
Batteries	Emplanation	. Emergency Generator 1	tarea 111 c	oo iiiowans			
Lead/Acid	100%		2021	\$1,700	5	\$3,300	
Fuel Storage	100.0			\$1,700		\$2,200	
Day Tank	Location: (ation, Extent : Moderate, Generator Room		\$3,600 ected : 100%	5	\$8,200	
M . T. 1	50%	: No Nameplate Rating C	2031	* *	-	ф1 200	
Main Tank	Other Observ Location : E	ation, Extent : Moderate, Basement a : 250 Gallon Capacity			5	\$1,300	
Lighting							
Interior Lighting	100/		2022	¢00,000	10	¢0 100	
Fluorescent		And Fixtures, Extent : Moa Throughout The Building	2023 lerate, Ar	\$99,900 ea Affected : 100%	10	\$8,100	
Fluorescent		nd Fixtures, Extent : Light Throughout The Building	2033 , Area Aff	* * Cected : 100%	10	\$16,100	
Fluorescent	5% Compact Fluc Location : I	orescent Light, Extent : Li Hallways	2033 ght, Area	* * Affected : 100%	10	\$4,000	
Fluorescent	5%		2036	**	10	\$4,000	
	T-3 Lamps Ai Location : N	nd Fixtures, Extent : Light Mezzanine	, Area Aff	естеа : 100%			
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
LED	20%	2036	* *			
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$9,900	
	Other Observation, Extent .	: Light, Area Affected : I	100%			
	Location: Lobby And Ha	llways				
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$1,032,800	1-3	\$54,200	
	Other Observation, Extent .	: Moderate, Area Affecte	ed : 100%			
	Location : Throughout Th	e Building				
	Explanation : Strobe Ligh	ts, Manual Pull Stations	s, Alarm Bells, S	moke De	etectors And Horns	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Furnace	60%	2033	* *	1	\$26,100	
	Other Observation, Extent : Li Location : Roof Explanation : 3 Rooftop Pac		: 60%			
Steam Boiler	40%	2033	* *	1	\$34,800	
Steam Boner	Other Observation, Extent : Li Location : Basement Explanation : 1 Unit		: 100%	1	\$34,000	
Distribution	Explanation . 1 Onti					
Steam Piping/Pump	30%	2028	\$123,900			
steam i iping i amp	Steam Traps Faulty, Extent : S					
	Location : Various Locations					
No Component	70%					
Terminal Devices	, , , , ,					
Air Handler	10%	2033	* *	1	\$5,400	
Convector/Radiator	10%	2026	\$50,000	1	\$2,800	
Fan Coil Unit/Heat	10%	2028	\$139,900	1	\$2,800	
No Component	70%		. , , , , ,		. ,	
ir Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•		•				
Conversion Equipment							
Reciprocating	30%		2033	* *	1	\$12,200	
Compr/Chiller							
		servation, Extent : Light, Area	Affected	l : 30%			
		: Basement					
		tion: 1 Multistacks Unit, R-4.					
Ext Pkg Unit -	70%		2033	* *	2	\$3,800	
Heating/Cooling							
		efrigerant, Extent : Light, Area	a Affecte	d : 75%			
	Location	1: 6 Units, Roof					
Distribution					_		
CW & CHW Wtr	30%		2038	* *	4	\$2,000	
Pipe/Pump	=^^:						
No Component	70%						
Terminal Devices	200/		2022	ale ale		#10.000	
Air Handler/Cool/Ht	20%		2033	**	1	\$10,900	
Fan Coil - 4 Pipe	10%		2028	\$218,700	1	\$2,800	
No Component	70%						
Heat Rejection	700/		2022	* *	2	Ф.4 2 .000	
Air Cooled Condenser Unit	70%		2033	7. 7.	2	\$42,800	
Water Cooling Tower	30%		2029	\$106,300	2	\$26,500	
Ventilation	3070		2029	\$100,300		\$20,300	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$49,000	
Exhaust Fans	10070		DII E			Ψ12,000	
Interior	30%		2033	* *	2	\$800	
Roof	20%		2023	\$31,000	2	\$500	
Roof	50%		2033	**	2	\$1,300	
Plumbing						¥-,- v	
H/C Water Piping							
Brass/Copper	80%		2038	* *	1		
Galvanized Steel	20%		2026	\$82,000	1		
Water Heater				-			
Electric	70%		2026	\$57,600	4	\$500	
Electric	30%		2028	\$24,700	4	\$200	
Sanitary Piping							
Cast Iron		Now \$13,700	LIFE	* *	1		
		/Clogged, Extent : Severe, Are		ed : 5%			
	Location	ı : North Side Of The Basemer	ıt				
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2023	\$14,200	4	\$1,900	
Backflow Preventer							
Generic	100%		2033	* *	1	\$5,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Ar	ea Affected : 1	00%			
	Location: Basement, 1, 1 Mezzanina	e, 2, 2 Mezzan	ine, 3rd Floor			
	Explanation: 2 Units. (1 Is Under R	Repair)				
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	
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%			
	Location: Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year 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
Total	\$1,100	\$400	\$17,400	\$200
Importance Code A	\$500	\$100	\$16,400	\$100
Importance Code B	\$600	\$100	\$1,000	\$100
Importance Code C		\$200		
Total	\$1,100	\$400	\$17,400	\$200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset #: 2971

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
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	
Interior							
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	* *			

Electrical	Current Repai	r Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5		
Wiring						
Thermoplastic	100%	2038	* *	1		
Lighting						
Interior Lighting						
Fluorescent	95%	2028	\$3,000	10	\$1,100	
	T-8 Lamps And Fixtures, E Location : Throughout T		fected : 100%			
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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
Generic	100%	2028 \$4,300	1 \$500	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: CCTV Surveillance Car	neras		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Heat Pump Air Source	ed 100%		2026		2	\$400	
	Other Observation, I	Extent : Light, Area	Affected	! : 100%			
	Location: 1st Floo	or					
	Explanation: 2 Un	iits					
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Split Unit	70%		2028	\$19,900			
	Other Observation, I	0	Affected	! : 70%			
	Location : Various						
	Explanation: 2 Un	iits					
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	1000/		2020	* *			
Brass/Copper	100%		2038	* *	1		
Water Heater	1000/		2026	#1 200	4		
Electric	100%		2026	\$1,200	4		
Sanitary Piping	1000/ 31	0.500	LIEE	* *	1		
Cast Iron	100% Now Blockage /Clogged,	\$500	LIFE		1		
		Extent : Severe, Are Backs Up When It Ra		zu . 10/0			
Fixtures	Location . Trater b	acias op men n na					
Generic	100%						
Generie	100/0						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$69,900	\$69,900
Electrical		\$706,200
Mechanical		\$170,200
Total	\$69,900	\$946,300
Importance Code A	\$69,900	\$124,200
Importance Code B		\$822,100
Total	\$69,900	\$946,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$8,000	\$1,900	\$41,400	\$1,600
Importance Code A	\$500	\$300	\$2,000	\$200
Importance Code B	\$7,500	\$1,600	\$39,400	\$1,400
Importance Code C				
Total	\$8,000	\$1,900	\$41,400	\$1,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior							
Exterior Walls							
Concrete Masonry Unit	40%		LIFE	* *	5	\$11,700	
Wood	60%		2041	* *	5	\$139,800	
Parapets							
Metal Rail	5%		2041	* *	5-10	\$800	
	Other Ob.	servation, Extent : Moderate, .	Area Affe	cted : 100%			
	Location	n : Over Control Booth					
	Explana	tion : Pipe Railing					
No Component	95%	ı					
Roof							
Single Ply Membrane	25%		2033	* *	10	\$1,900	
No Component	75%						
Soffits							
Wood	100%		2045	* *	5		
nterior							
Floors							
Cast in Place Concrete	20%		LIFE	* *	5	\$17,700	
Wood	80%		2043	* *	5	\$60,700	
		servation, Extent : Moderate, .	Area Affe	ected : 80%			
	Location	n : Outdoor Seating Area					
	Explana	tion : This Floor Is The Outdo	or Seatir	ıg Area			
Interior Walls							
Cast in Place Concrete	10%		LIFE	* *			
Concrete Masonry Unit	85%		LIFE	* *	5	\$2,400	
Gypsum Board	5%	<u> </u>	LIFE	* *	5	\$200	
Ceilings							
Exposed Struc: Steel	25%		LIFE	* *			
No Component	75%						
Pavements							
On-Site Walkways							
Cast in Place Concrete	60%		2041	* *			
Pavers/Stone	40%		2037	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2028 \$54,300	3 \$100	
	Other Observation, Extent: Moderate, 1	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : No Available Nameplate	e Ratings		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Electrical	Current Re	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts							
Transformers							
Dry Type	100%	2026	. ,	3	\$200		
	Other Observation, Ext		fected : 100%				
	Location : Electrical I						
P. 1	Explanation: 500 Kil	ovolt-ampere, 4,160/208	3/120 Volts				
Feeders	1000/	2027	¢17 500	1			
Cable	100%	2027	\$17,500	1			
Raceway Conduit	100%	2028	¢46 500	1			
Under 600 Volts	10070	2028	\$46,500	1			
Service Equipment							
Fused Disc Sw	100%	2028	\$2,900	5	\$200		
rused Disc Sw	Other Observation, Ext		. ,	3	\$200		
	Location : Electrical I	***	ссиси . 100/0				
		ervice Disconnect Switch	h Rated At 2000 Am	neres			
Switchgear / Switchboard	Explanation . Main Se	Trice Disconnect Switch	i Raica 211 2000 21111	peres.			
Fused Disc Sw	50%	2028	\$18,300	5	\$100		
Molded Case Bkrs	50%	2038		5	\$500		
Raceway	3070	2000			Ψ200		
Conduit	80%	2028	\$28,500	1			
Conduit	20%	2038	·	1			
Panelboards	2070						
Molded Case Bkrs	50%	2036	* *	5	\$500		
Molded Case Bkrs	50%	2027	\$12,700	5	\$500		
Wiring			<u> </u>		*		
Thermoplastic	100%	2038	* *	1			
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	10%	2028	\$42,600	10	\$3,400		
	•	s, Extent : Moderate, Ar	ea Affected : 100%				
	Location : Offices						
Fluorescent	20%	2028	\$85,200	10	\$6,900		
	Other Observation, Ext	ent : Moderate, Area Af	fected : 100%				
	Location : Throughou	t The Building					
	Explanation: Compac	ct Fluorescent Lamps					
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	30%					
Generic	70%	2028	\$90,100	1	\$9,800	
	Other Observation, Extent: Moderate,	Area Affect	ted : 100%			
	Location: Inside And Outside					
	Explanation: CCTV Surveillance Car	meras				

Mechanical	Current Repair	Current Repair Future Replace		placement Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, A	rea 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, A	rea 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						

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

echanical	Current Repair	pair Future Replace		М	Maintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
mbing						
H/C Water Piping						
Brass/Copper	20% Now	\$5,900 2038	* *	1		
	Corroded, Extent : Severe, 2	**				
	Location : And Leaking A	t Water Main Valve.				
No Component	80%					
Water Heater						
Electric	20%	2023	\$7,000	4		
	Other Observation, Extent:	Light, Area Affected : 20	%			
	Location : Various					
	Explanation: 4 Units					
No Component	80%					
Sanitary Piping						
Cast Iron	20%	LIFE	* *	1		
No Component	80%					
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 35,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jun-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 8698 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture Mechanical	\$63,500	\$63,500 \$579,700
Total	\$63,500	\$643,100
Importance Code A Importance Code B	\$63,500	\$222,700 \$420,400
Total	\$63,500	\$643,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$233,800	\$27,700	\$25,800	\$11,700
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			
Total	\$233,800	\$27,700	\$25,800	\$11,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
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	
		Missing, Extent : Moderate, A	Area Affe	cted : 25%			
	Location .	: Throughout					
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	
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%			
	Location .	: Parapet Wall					
	Explanati	on : Covered With Epdm Ro	ofing				
Pre-Cast Concrete	30%		LIFE	* *	5	\$16,100	
Roof							
Single Ply Membrane	75%	4+ \$11,300	2038	* *			
	-	Growth, Extent : Moderate, : Drain On Main Roof	Area Affe	ected : 5%			
Skylight, Plastic	25%		2043	* *	1		
, ,	Other Obse	rvation, Extent : Light, Area : Shark Tank		: 100%			
	Explanati	on : Plexiglas/ Aluminum Fr	ame				
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		
-	Other Obse	rvation, Extent : Light, Area	Affected	: 100%			
	Location .	: Adjacent To Shark Tank					
	Explanati	on : Aluminum Decking					
Vinyl Tile	40%		2038	* *	3	\$6,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Current Repair	Future Replacement		M		
% of Fail Date Estimated Co Total (Years)	ost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			10	\$8,400	
_	rea Affected : I	100%			
Explanation: Base Of Tank Walls					
55%	LIFE	* *	5	\$29,600	
10%	LIFE	* *	10	\$1,700	
Other Observation, Extent : Light, A	rea Affected : 1	100%			
Location: Shark Tank					
Explanation: Curved Plexi					
30%	LIFE	* *	5-10	\$34,400	
70%	2047	* *	5	\$28,900	
5%	LIFE	* *	10	\$4,100	
Other Observation, Extent : Light, A	rea Affected : I	100%			
Location : Throughout					
Explanation: Metal Decking					
5%	LIFE	* *	10	\$3,100	
20%	LIFE	* *	5-10		
100%	2050	* *			
100%	2050	* *			
100%	2050	* *			
30%	2039	* *			
70%	2043	* *			
	% of Fail Date Estimated Control (Years) 5% Other Observation, Extent: Light, A Location: Shark Tank Explanation: Base Of Tank Walls 55% 10% Other Observation, Extent: Light, A Location: Shark Tank Explanation: Curved Plexi 30% 70% 5% Other Observation, Extent: Light, A Location: Throughout Explanation: Metal Decking 5% 20% 100% 100% 30%	% of Fail Date Estimated Cost Total (Years) Year FY 5%	Year Estimated Cost Year Estimated Cost Total (Years) Fy	% of Total Total Fail Date Estimated Cost Year Estimated Cost Year FY Estimated Cost Cycle (Yrs)	Solution Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

lectrical	Current Repair	Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$200	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconne	ct Switch Ro	ated At 2,000 Am	peres.		
Transformers						
Dry Type	100%	2043	* *	5	\$100	
, ,,	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Electrical Room					
	Explanation: 112.5 Kilovolt-amperes	480 Volts	Primary, 277/20	8 Volts S	Secondary	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Electrical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Switchgear / Switchboard Fused Disc Sw	50% Other Observation, Extent : Light, A Location : Electrical Room Explanation : Two Vertical Section		* *	5	\$100	
Molded Case Bkrs	50% Other Observation, Extent: Light, A Location: Electrical Room Explanation: Two Vertical Section		**	5	\$500	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2046 2046	* *	5 5	\$100 \$800	
Wiring Thermoplastic	100%	2050	* *	1		
Motor Controllers Locally Mounted	100%	2043	* *	5	\$200	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power Transfer Switches						
Automatic	100%	2043	* *	1	\$10,800	
Generators Natural Gas	100% Other Observation, Extent: Light, A Location: Roof Explanation: Emergency Generate			1	\$13,600	
Batteries						
Lead/Acid	100%	2024	\$1,600	5	\$1,300	
Lighting Interior Lighting Fluorescent	99% Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : T- 8 Lamps		* *	10	\$31,800	
Fluorescent	1% Other Observation, Extent: Light, A Location: Closets Explanation: Compact Fluorescen		**	10	\$300	
Egress Lighting	•					
Emergency, Service Exit, LED	50% 50%	2035 2058	* *	1 1		
Exterior Lighting LED No Component	30% 70%	2035	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Electrical	Current Re	pair Future	Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$3,900	
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location: Hallways,	Outside Perimeter				
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$6,500	
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location: Hallways,	Mechanical Rooms, Electr	rical Room			
	Explanation : Strobe	Lights, Manual Pull Statio	ns, Alarm Bells. S	moke De	etectors, Horns	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating							
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, Are	ea Affected	: 100%				
	Location: Roof						
	Explanation: 3 Rooftop Package Un	iits					
Radiant Heater	15%	2030	\$90,800	2	\$2,400		
11001001	Other Observation, Extent : Light, Are			_	Ψ=,		
	Location: Pool And Pump Areas						
	Explanation: 4 Units						
ir Conditioning	1						
Energy Source							
Electricity	100%	2046	* *	1			
Conversion Equipment							
Ext Pkg Unit -	85%	2030	\$363,700	2	\$1,800		
Heating/Cooling	0370	2030	φ505,700	-	Ψ1,000		
rrawing, cooming	R-22 Refrigerant, Extent : Light, Area Affected : 100%						
	Location: Roof	33					
	Other Observation, Extent : Light, Arc	ea Affected	· 100%				
	Location: Roof	500 11 <i>95</i> 00 00 00	. 100/0				
	Explanation: 3 Rooftop Package Un	iits					
No Commonant	15%						
No Component	1370						
entilation Distribution							
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,900		
	10070	LIFE		2-3	\$30,900		
Exhaust Fans	1000/	2020	¢56.700	2	¢1 100		
Roof	100%	2030	\$56,700	2	\$1,100		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Current Repair		e Replacement		aintenance	
% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
90%	2040	* *	1		
		: 20%			
Explanation: PVC Piping					
10% 0-2	\$3,000 2035	* *	1		
Corroded, Extent : Severe, .	Area Affected : 100%				
Location : Pump Room					
			2	\$500	
		: 100%			
	oms				
Explanation: 2 Units					
150/	2040	* *			
	Ligni, Area Ajjeciea	: 20%			
8370					
100%	I IFF	* *	1		
10070	LIFE		1		
100%	LIFE	* *	1		
10070	Eli E				
100%	2035	* *	4	\$8,700	
				+ -)	
100%	2035	* *	1	\$2,100	
100%					
100%	LIFE	* *			
Other Observation, Extent .	Light, Area Affected	: 100%			
	or				
Explanation: 1 Unit					
95%					
5%	2050	* *	1-2	\$500	
•	90% Other Observation, Extent: Location: Pool And Pump Explanation: PVC Piping 10% 0-2 Corroded, Extent: Severe, Location: Pump Room 100% Other Observation, Extent: Location: Mechanical Ro Explanation: 2 Units 15% Other Observation, Extent: Location: Pump Room Explanation: 3 Units 85% 100%	Total (Years) 90% 2040 Other Observation, Extent: Light, Area Affected Location: Pool And Pump Areas Explanation: PVC Piping 10% 0-2 \$3,000 2035 Corroded, Extent: Severe, Area Affected: 100% Location: Pump Room 100% 2029 Other Observation, Extent: Light, Area Affected: Location: Mechanical Rooms Explanation: 2 Units 15% 2040 Other Observation, Extent: Light, Area Affected: Location: Pump Room Explanation: 3 Units 85% 100% LIFE 100% LIFE 100% 2035 100% LIFE Other Observation, Extent: Light, Area Affected: Light, Area A	Section Sect	Notal (Years) FY (Yrs)	Total (Years)

Maintenance \$ are aggregated over a ten-year 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 CARE FACILITY

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DCA0009.280 / 14752 Yr Built/Renovated : 2015 /

Area Sq Ft : 6,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jun-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8698 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$40,700	\$40,700
Total	\$40,700	\$40,700
Importance Code B	\$40,700	\$40,700
Total	\$40,700	\$40,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,400	\$300		_
Interior Architecture	\$10,200			
Electrical	\$500	\$400	\$400	\$300
Mechanical	\$5,500	\$5,100	\$2,400	\$3,800
Total	\$51,600	\$5,800	\$2,800	\$4,200
Importance Code A	\$36,000	\$900	\$600	\$600
Importance Code B	\$15,600	\$4,900	\$2,200	\$3,600
Total	\$51,600	\$5,800	\$2,800	\$4,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL CARE FACILITY

Asset #: 14752

Architecture	Current Repair	Future Replaceme	ent	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost Cycl (Yrs	e Estimated Cost)	Priority
Exterior					
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	
	Other Observation, Extent: Ligh Location: Roof	t, Area Affected : 100%			
	Explanation : White Epdm				
nterior					
Floors					
Cast in Place Concrete	100%	LIFE	** 5	\$81,500	
Ceilings					
Exposed Concrete	100%	LIFE	** 5-10	\$11,600	
Site Pavements					
On-Site Walkways					
Cast in Place Concrete	95%	2047	* *		
Metal	5%	2056	* * 1-3		
	Other Observation, Extent : Ligh Location : Exterior	t, Area Affected : 5%			
	Explanation : Metal Stair				
Parking/Driveway					
Asphalt	100%	2039	* *		

lectrical	Current Repair	Future Rep	acement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5		
	Other Observation, Extent : Light, A	rea Affected : 1009	%			
	Location : Electrical Room					
	Explanation : Main Service Discor	nnect Switch Rated	At 400 Amp	eres.		
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL CARE FACILITY

Asset #: 14752

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Exte	_	l : 100%			
	Location: Throughout	O				
	Explanation: T-8 Lan	nps				
Egress Lighting	- 00/	•••	di di	4.0	44.700	
Emergency, Battery	50%	2038	* *	10	\$1,500	
Exit, Battery	50%	2038	* *	10	\$400	
Exterior Lighting						
LED	30%	2038	* *			
No Component	70%					
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2038	* *	1-3	\$3,700	
	Other Observation, Exte	_	l : 100%			
	Location : Throughout	O .				
	Explanation: Manual	Pull Stations, Strobe Lig	ghts, Horns, Smoke	Detector	rs And Alarm Bells	

Mechanical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2056	* *	1		
Conversion Equipment						
Furnace	50%	2038	* *	1	\$3,100	
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location: Roof					
	Explanation: 1 Unit					
Hot Water Boiler	50%	2047	* *	1	\$3,100	
Distribution						
Hot Wtr Piping/Pump	50%	2052	* *	4	\$300	
No Component	50%					
Terminal Devices						
Fan Coil Unit/Heat	50%	2038	* *	1	\$2,000	
No Component	50%					

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL CARE FACILITY

Asset #: 14752

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	<u>'</u>							
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2038	* *	1	\$2,900	
			xtent : Light, Area	Affected	l : 100%			
	Location	-						
	Explanat	ion : 1 Uni	t. R-410a					
Ext Pkg Unit -	50%			2038	* *	2	\$400	
Heating/Cooling								
	Location	: Roof	xtent : Light, Area	Affected	! : 100%			
D: ('1 - ('	Explanat	ion : 1 Uni	t. R-410a					
Distribution CW & CHW Wtr	50%			2056	* *	4	\$300	
	30%			2036		4	\$300	
Pipe/Pump No Component	50%							
Terminal Devices	3070							
Air Handler/Dir	50%			2038	* *	1		
Expansion	3070			2036		1		
No Component	50%							
Heat Rejection	3070							
Air Cooled Condenser	100%			2038	* *	2	\$8,700	
Unit	10070			_000		_	\$0,700	
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		
			xtent : Light, Area	Affected	! : 100%			
		: Through						
	Explanat	ion : 90 Pe	rcent PVC Piping					
Water Heater	المتال			• • • •	٠٠- ميم			
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL CARE FACILITY

Asset #: 14752

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Backflow Preventer				
Generic	100%	2038 **	1 \$800	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2056 **	1-2 \$3,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

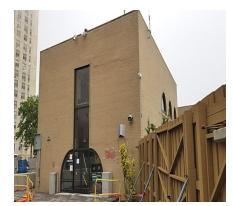
Area Sq Ft : 26,000 Project Type : CULTURAL AFFAIRS
Date of Survey : 20-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$49,100	\$702,700
Interior Architecture	\$59,100	\$59,100
Total	\$108,100	\$761,800
Importance Code A	\$49,100	\$702,700
Importance Code B	\$59,100	\$59,100
Total	\$108,100	\$761,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$186,200	\$5,700	\$11,300	\$3,600
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
Total	\$186,200	\$5,700	\$11,300	\$3,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
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	
Windows							
Aluminum	100%		2046	* *	5	\$1,000	
Parapets							
Concrete Masonry Unit	35%		LIFE	* *	5-10	\$18,400	
Masonry: Brick Cavity	35%		LIFE	* *	5-10	\$23,000	
	-	Cracks, Extent : Moderate, A	rea Affec	ted : 15%			
	Location	a : East Roof Decks					
Metal Panel	10%		2050	* *	5	\$3,700	
Pre-Cast Concrete	20%		LIFE	* *	5	\$24,200	
Roof							
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	
Interior							
Floors							
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	
		servation, Extent : Light, Area	a Affectea	l : 5%			
		n: 1st Floor	,				
T	Explana	tion: 24x24 Thick Rubber Pa	inels				
Interior Walls	5 0/		2042	* *	5	¢1 500	
Ceramic Tile Concrete Masonry Unit	5% 40%		2043 LIFE	* *	5 5	\$1,500	
Fabric on Framing	20%			* *	5	\$9,800	
Glass: Special Gauge	5%		2034 LIFE	* *	J 1	\$3,100	
Glass. Special Gauge		servation, Extent : Light, Area			1		
		ı : Small Aquarium Wall	л Пурестей	. 370			
		tion: Thick Acrylic Glazing					
Gypsum Board	25%		LIFE	* *	5-10	\$13,000	
Wood	5%		LIFE	* *	5	\$13,000	
Ceilings	370		LIFE		3	\$12,200	
AcousTileSusp.Lay-In	10%		2047	* *	5	\$4,900	
Exposed Concrete	25%		LIFE	* *	5-10	\$15,400	
	35%		LIFE	* *	10	\$13,400	
HYDOSEG STRILE: STEEL					10	$\psi J + \tau V U$	
Exposed Struc: Steel Gypsum Board	20%		LIFE	* *	5-10	\$33,800	

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Asphalt	70%		2039	* *			
Cast in Place Concrete	30%		2043	* *			

Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Under Construction	100%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset # : 2365

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

Under Construction 100%

Mechanical		Current F	Repair	Futu	re Replac	ement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	t Year FY	Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source Under Construction	100%								
Onder Construction		ervation F	xtent : Light, Are	na Affected	1 · 0%				
		: Through		a nyeeree	. 070				
		_	Building Is Under	Construc	tion				
Conversion Equipment	1								
Furnace	100%			2038		* *	1	\$16,200	
	Other Obs	ervation, E	xtent : Light, Are	ea Affected	d: 100%				
	Location	: Roof							
	Explanat	ion : 5 Uni	its						
Distribution	1000/								
Under Construction	100%								
Terminal Devices	1000/								
Under Construction	100%								
Air Conditioning Energy Source									
Under Construction	100%								
Conversion Equipment	10070								
Ext Pkg Unit -	100%			2038		* *	2	\$2,000	
Heating/Cooling									
			xtent : Light, Are	ea Affected	d: 100%				
	Location	-							
	Explanat	ion : 5 Uni	ts. R-410a Refrig	gerant					
Distribution	1000/								
Under Construction	100%								
Terminal Devices Under Construction	100%								
Dehumidifier	10070								
Under Construction	100%								
Ventilation	10070								
Distribution									
Under Construction	100%								
Exhaust Fans									
Under Construction	100%								
Plumbing									
H/C Water Piping									
Under Construction	100%								
Water Heater	1000/								
Under Construction	100%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Mechanical		Current F	Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
Under Construction	100%							
Sanitary Piping								
Under Construction	100%							
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Under Construction	100%							
Pool Filter/Treatment								
Under Construction	100%							
Sewage Ejector(s)								
Under Construction	100%							
Backflow Preventer								
Under Construction	100%							
Fixtures								
Under Construction	100%							
Vertical Transport								
Elevators								
Under Construction	100%							
Escalators								
Under Construction	100%							
Fire Suppression								
Standpipe								
Under Construction	100%							
Sprinkler								
Under Construction	100%							
Fire Pump								
Under Construction	100%							
Chemical System								
Under Construction	100%							

Maintenance \$ are aggregated over a ten-year 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 EDUCATION / MAINT.

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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
Total	\$275,800	\$156,700
Importance Code A	\$239,700	
Importance Code B	\$36,000	\$156,700

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
Total	\$93,700	\$8,100	\$8,800	\$2,600
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
Total	\$93,700	\$8,100	\$8,800	\$2,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2355

Architecture	Current Repair			Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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		Now	\$239,700	2043	* *	5	\$24,800	
			ents, Extent : Seve		Affected : 30%	-	, , , , , , , , , , , , , , , , , , , ,	
		-	arehouse Door An					
	Cracking/C	Crumbling,	Extent : Moderate	, Area A	ffected : 25%			
		: Through						
		_	xtent : Moderate, A	Area Affe	ected : 10%			
			arehouse Door	50				
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		
terior								
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	50/			2020	* *	_	¢000	
Ceramic Tile	5%			2039	* *	5	\$900	
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,200	
Gypsum Board	75%			LIFE LIFE	* *	5-10	\$23,900 \$100	
Plywood/Hardboard	5%			LIFE		10	\$100	
Ceilings Acous TileSusp.Lay-In	30%			2035	* *	5	\$5.500	
Acous TileSusp.Lay-In Acous TileSusp.Lay-In	15%			2033	* *	5 5	\$5,500 \$2,700	
Exposed Concrete	55%	Now	\$33,800	LIFE	* *	5	\$2,700	
Exposed Concrete			Extent : Severe, A			3	\$1,000	
	_	: Storage 2		геи Ајјес	леи . 2570			
			ent, Extent : Severe	Area A	ffected : 25%			
	-	-	e Beams In Storage	-	-			
			, Extent : Severe, 2					
		im Surjace : Storage 1		пси Ајје				
te Pavements	Locuion	. Storage	1.04					
On-Site Walkways								
Asphalt	20%			2039	* *			
Cast in Place Concrete	78%			2043	* *			
Wood	2%			2028		1-3		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2355

Electrical		Current Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2056	* *	5	\$100	
		servation, Extent : Light, Area	Affected	: 100%			
		: Electrical Room	~	D 1 4 400 4			
g : 1 /g : 11	Explana	tion : Main Service Disconnec	et Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard	1000/		2056	* *	-	¢200	
Molded Case Bkrs	100%		2056	* *	5	\$300	
Raceway Conduit	50%		2056	* *	1		
Conduit	50% 50%		2030	\$11,500	1		
Panelboards	3070		2030	\$11,300	1		
Fused Disc Sw	10%		2052	* *	5		
Molded Case Bkrs	60%		2052	* *	5	\$200	
Molded Case Bkrs	30%		2029	\$9,300	5	\$100	
Wiring	2070		2027	Ψ,500		Ψ100	
Thermoplastic	50%		2030	\$12,700	1		
Thermoplastic	50%		2056	* *	1		
Motor Controllers							
Locally Mounted	100%		2047	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%	. ,	LIFE	* *	5	\$200	
		Extent : Moderate, Area Affe	cted : 10	0%			
	Location	ı : Pitt					
Lighting							
Interior Lighting	1000/		2020	Φ 7 < 2 00	1.0	#22 4 00	
Fluorescent	100%		2030	\$56,300	10	\$22,400	
		servation, Extent : Light, Area a : Throughout The Building	Ајјестеа	: 100%			
		tion: T-8 Lamps					
Egress Lighting	Ехріини	uon . 1-0 Lumps					
Emergency, Battery	50%		2030	\$17,200	10	\$3,000	
Exit, Service	50%		2030	\$3,400	1	ψ3,000	
Exterior Lighting	2070			\$2,.00			
LED	30%		2038	* *			
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2038	* *	1	\$1,300	
		servation, Extent : Light, Area	Affected	: 100%			
		: Outside Perimeter					
	Explana	tion : CCTV Surveillance Can	ıera				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2355

Mechanical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System	% of Fail	Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Y	ears)	FY		(Yrs)		
Heating Energy Source							
Electricity	10%		2050	* *	1		
Natural Gas	90%		2050	* *	1		
Conversion Equipment	7070		2030		1		
Furnace	50%		2038	* *	1	\$6,100	
Turnace		tion, Extent : Light, Area		: 100%	1	ψ0,100	
	Location : Ro	_		, .			
	Explanation :	-					
Hot Water Boiler	30%		2043	* *	1	\$3,600	
That water Boller		tion, Extent : Light, Area		. 100%	1	\$5,000	
	Location : Bo		11990000	. 100/0			
	Explanation :						
Radiant Heater	10%	1 0	2035	* *	2	\$1,100	
No Component	10%		2033		2	\$1,100	
Distribution	1070						
Hot Wtr Piping/Pump	30%		2038	* *	4	\$500	
No Component	70%		2030		-	Ψ300	
Terminal Devices	7070						
Convector/Radiator	10%		2035	* *	1	\$800	
Fan Coil Unit/Heat		-2 \$12,900	2025	\$64,400	1	\$1,400	
		ent : Moderate, Area Affe				4-,	
	Location: 1s.						
No Component	70%						
Air Conditioning	, , , ,						
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Ext Pkg Unit -	50%		2038	* *	2	\$800	
Heating/Cooling							
		tion, Extent : Light, Area	ı Affected	: 100%			
	Location : Ro	•					
	Explanation :	R-410a Refrigerant					
Split Unit	10%		2038	* *			
No Component	40%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2038	* *	1	\$800	
No Component	90%						
Heat Rejection							
Air Cooled Condenser	10%		2038	* *	2	\$1,700	
Unit							
No Component	90%						
Ventilation							
Distribution	500/		LIPP	* *	2.5	#10.000	
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$10,800	
No Component	50%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2355

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	50%			2038	* *	2	\$400	
Wall Unit	5%			2025	\$400	2		
No Component	45%							
Plumbing								
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		
	Corroded,	Extent : Moderate, Are	ea Affect	ted : 10	%			
	Location	: 1st Floor Storage Ro	oom					
Sump Pump(s)								
Non-Submersible	100%			2038	* *	4	\$800	
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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
Total	\$54,100	\$3,100	\$5,800	\$2,600
Importance Code A	\$10,500	\$900	\$1,000	\$900
Importance Code B	\$43,600	\$2,200	\$4,800	\$1,600
Total	\$54,100	\$3,100	\$5,800	\$2,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM HOLDING POOLS

Asset #: 14783

Architecture	Current Repair	Future I	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Cast in Place Concrete	10%	LIFE	* *	5	\$14,400	
Exposed Struc: Steel	5%	LIFE	* *	5	\$4,500	
Metal, Corrugated	85%	2050	* *	1		
Roof						
Single Ply Membrane	90%	2035	* *	10	\$12,000	
	Other Observation, Extent : Li		90%			
	Location: Roof Of Holding A					
	Explanation: Tensile Fabric	-				
Single Ply Membrane	10%	2035	* *	10	\$1,300	
	Other Observation, Extent : Li	ght, Area Affected : .	10%			
	Location : Roof					
	Explanation : Epdm Roof					
nterior						
Floors				_		
Cast in Place Concrete	70%	LIFE	* *	5	\$65,500	
No Component	30%		22.4			
	Other Observation, Extent : Li	ght, Area Affected : (0%			
	Location: Interior	,				
G '1'	Explanation: Pool Holding	Area				
Ceilings	5 0/	LIED	* *	£ 10	#1 200	
Exposed Concrete	5%	LIFE	* *	5-10	\$1,300	
Exposed Struc: Steel	5%	LIFE	* *	10	\$2,100	
No Component	90% Other Observation, Extent : Li	aht Area Affacted	00/			
	Location: Inside Holding Ar		0/0			
	Explanation: Underside Of T					
ite Pavements	Explanation : Unaerstae Of I	ensue rabric Kooj				
On-Site Walkways						
Asphalt	60%	2039	* *			
Cast in Place Concrete	40%	2043	* *			
Cast III I lace Colletete	TU / 0	4U 1 3				

Electrical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2056	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location: 1st Floor					
	Explanation : Main Service Disconnec	et Switch Ra	ted At 400 Amp	eres.		
Transformers	-		Î			
Dry Type	100%	2047	* *	5	\$100	
3 31	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location: Basement					
	Explanation: 30 Kilovolt-amperes, 48	0 Volts Prin	narv, 208/120 l	Volts Sec	ondarv	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM HOLDING POOLS

Asset #: 14783

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Molded Case Bkrs	100%	2056	* *	5	\$500	
Raceway						
Conduit	100%	2056	* *	1		
Panelboards						
Molded Case Bkrs	100%	2052	* *	5	\$500	
Wiring						
Thermoplastic	100%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	50%	2038	* *	10	\$9,200	
	Other Observation, Extent : L	ight, Area Affected : 100	%			
	Location: Mechanical Room	ns				
	Explanation: T-8 Lamps					
HID	25%	2038	* *	10	\$200	
LED	25%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$2,400	
Exit, Service	50%	2038	* *	1		
Exterior Lighting						
HID	30%	2038	* *	10		
No Component	70%					

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	5%	2056	* *	1		
Natural Gas	95%	2056	* *	1		
Conversion Equipment					•	•
Furnace	30%	2030	\$13,800	1	\$3,000	
	Other Observation, Extent : Light, A.	rea Affected : 10	00%			
	Location: Outside Of The Building	-				
	Explanation: 1 Unit					
Hot Water Boiler	65%	2047	* *	1	\$6,400	
Radiant Heater	5%	2035	* *	2	\$500	
Distribution						
Hot Wtr Piping/Pump	65%	2046	* *	4	\$1,000	
No Component	35%					

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices	200/	2025	* *		Ф2 7 00	
Air Handler	30%	2035	* *	1	\$3,700	
No Component	70%					
Air Conditioning Energy Source						
Electricity	100%	2052	* *	1		
Conversion Equipment	10070	2032		1		
Reciprocating	30%	2038	* *	1	\$2,800	
Compr/Chiller	3070	2030		1	\$2,000	
compil chiner	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location : Outside Of The Buildin					
	Explanation: 1 Unit. R-410a	S				
No Component	70%					
Distribution	7070					
CW & CHW Wtr	30%	2056	* *	4	\$300	
Pipe/Pump	2070	2000		·	4200	
No Component	70%					
Terminal Devices						
Air Handler/Dir	30%	2038	* *	1		
Expansion						
No Component	70%					
Heat Rejection						
Air Cooled Condenser	30%	2038	* *	2	\$4,200	
Unit						
No Component	70%					
Ventilation						
Distribution	1000/				0.1 = = 0.0	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$17,700	
Exhaust Fans	1000/	2025	* *	2	Φ.600	
Interior	100%	2035	* *	2	\$600	
Plumbing						
H/C Water Piping	1000/	2050	* *	1		
Brass/Copper	100% Other Observation, Extent: Light, A	2050		1		
	Location: Throughout	irea Affeciea . 10076				
	Explanation: 90 Percent PVC Pip	vina				
HW Heat Exchanger	Explanation: 901 ercent 1 v C 1 ip	ning				
HTHW/HW	100%	2056	* *			
	10070	2030				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Cast Iron	Other Observation, Extent: Light, A			1		
	Location: Throughout					
	Explanation: PVC Piping					
Storm Drain Piping	p.m.m.c					
Cast Iron	100%	LIFE	* *	1		
Pool Filter/Treatment	200,0					
Sand	100%	2047	* *	4	\$5,000	
	10070	2017		•	Ψ5,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM HOLDING POOLS

Asset #: 14783

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Plumbing

Backflow Preventer

Not Accessible 100%

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 12,540 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jun-2019 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture Electrical	\$36,800	\$36,800 \$49,400
Total	\$36,800	\$86,200
Importance Code A	\$36,800	\$36,800
Importance Code B		\$49,400
Total	\$36,800	\$86,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$25,700			
Electrical				
Mechanical	\$100			
Total	\$25,800			
Importance Code A	\$25,700			
Importance Code B	\$100			
Total	\$25,800			



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
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	
Windows								
Aluminum	100%		\$1,100	2038	* *	5	\$600	
	_		d, Extent : Light, A	lrea Affe	cted : 100%			
		i : Through						
			xtent : Light, Area	Affected	: 5%			
	Location	ı : West Fac	cade					
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Under Construction	100%							
Interior Walls								
Under Construction	100%							
Ceilings								
Under Construction	100%							
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Under Construction	100%						
Transformers							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Under Construction	100%						
Panelboards							
Under Construction	100%						
Wiring			•				•
Under Construction	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Electrical	Cur	rent Repair	Futui	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Under Construction	100%						
Ground							
Grounding Devices							
Under Construction	100%						
Lighting							
Interior Lighting							
Under Construction	100%						
Egress Lighting							
Under Construction	100%						
Exterior Lighting							
HID	100%		2030	\$49,400	10		
Alarm							
Security System							
Under Construction	100%						
Fire/Smoke Detection							
Under Construction	100%						

Future Replacement

Maintenance

Current Repair

Moonanioai	- arrone respan	r atare repracement	mamiconarioo	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Under Construction	100%			
	Other Observation, Extent : Light, Area	a Affected : 0%		
	Location : Throughout			
	Explanation: The Building Is Under	Construction		
Conversion Equipment				
Under Construction	100%			
Distribution				
Under Construction	100%			
Terminal Devices				
Under Construction	100%			
Air Conditioning				
Energy Source				
Under Construction	100%			
Conversion Equipment				
Under Construction	100%			
Distribution				
Under Construction	100%			
Terminal Devices				
Under Construction	100%			
Heat Rejection				
Under Construction	100%			
· · · · · · · · · · · · · · · · · · ·				

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

100%

Mechanical

Dehumidifier

Under Construction

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Mechanical		Current Repair Future Rep		e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Under Construction	100%							
Water Heater								
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%							

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$104,600	\$306,500
Interior Architecture		\$69,800
Electrical		\$40,900
Mechanical	\$76,800	\$408,500
Total	\$181,400	\$825,700
Importance Code A	\$104,600	\$306,500
Importance Code B	\$76,800	\$519,300
Total	\$181,400	\$825,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$125,200	\$12,900	\$42,000	\$12,000
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			
Total	\$125,200	\$12,900	\$42,000	\$12,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick Cavity	75% Now	\$104,600	LIFE	* *	5	\$26,800	
	Diagonal Cracks, Ex Location : South Fo		еа Ајјес	iea : 25%			
	Efflorescence, Extended Location: Through		4ffected	: 20%			
	Expansion Int Failur	e, Extent : Modera	te, Area	Affected : 5%			
	Location : East Fac						
	Horizontal Cracks, E		lrea Affe	cted : 20%			
	Location : All Face		. 4400	Affantad . 250/			
	Jnt Mortar Miss/Ero Location : Through		e, Area 2	Ајјестей : 25%			
Metal/Glass Curt Wall	8%		LIFE	* *	5	\$10,700	
	Corrosion/Rusting, E	_	Affected	: 20%			
	Location : Through						
	Other Observation, I	_	Affected	: 100%			
	Location: Under C						
	Explanation: Fold	ing Glass Panel En					
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	• • • •				- 10	4.400	
Masonry: Brick	30%		LIFE	* *	5-10	\$6,200	
Metal Rail	20%		2043	* *	5-10	\$10,900	
No Component	50%						
Roof	(00/		2020	#207 500	10	#21 7 00	
Built-Up (BUR)	60%		2030	\$306,500	10	\$21,700	
Plaza Roof: Stone Panel			2050	**	1.0	#2 (00	
Single Ply Membrane	10%	Tetant . Liabt A	2035		10	\$3,600	
	Other Observation, I				Ente: DI	750	
	Location: Roof Ov Explanation: Tens			snop Kooj Fiaza,	Entry Pi	ızu	
Soffits	ълрининон . 1ens	ac Fuoric Rooj Mei	norune				
Cast in Place Concrete	100%		LIFE	* *	5		
erior	10070		<u> </u>				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	50%			2029	\$209,600	3	\$23,600	
Cast in Place Concrete	_	Now	\$3,400	LIFE	* *	5	\$3,400	
			derate, Area Affect	ted : 5%				
		: Basemen						
			xtent : Severe, Are	a Affecte	d : 10%			
		ı : Basemen						
			Extent : Severe, Are	a Affecte	ed: 10%			
		: Basemen	•					
		tion : Grou	nd Water					
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	100/	3.7	# 4 5 00		* *			
Cast in Place Concrete		Now	\$4,700	LIFE				
	-	-	Extent : Severe, A In Basement	rea Affec	rted : 5%			
			xtent : Moderate, A oom Foundation W		cted : 5%			
Concrete Masonry Unit	25%			LIFE	* *	5	\$7,100	
Fabric on Framing	25%			2031	* *	5	\$4,400	
Glass: Special Gauge	5%			LIFE	* *	1		
1	Other Obs	servation, E	Extent : Light, Area	Affected	: 5%			
	Location	: Interior	Aquarium Glazing					
	Explana	tion : Struc	tural Acrylic					
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	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%		-	
		: Gift Shop						
	Explana	tion : Lami	nated Decorative F	Panels				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Architecture		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	4 = 0 /					_	4. - 00	
AcousTile,Adhered	15%			2035	* *	5	\$4,700	
AcousTileConcealSpLn				2043	* *	5	\$13,800	
AcousTileSusp.Lay-In	10%			2047	* *	5	\$3,200	
Exposed Concrete	20%		\$21,100	LIFE	* *	5	\$1,000	
		_		erate, Ar	ea Affected : 15%			
		ı : Boiler Ro						
	0	_	Extent : Moderate					
			om And Througho					
	•		nt, Extent : Severe	, Area Aj	ffected : 15%			
	Location	ı : Boiler Ro	om					
	Loose/Del	'am Surface,	Extent: Moderat	e, Area A	Iffected : 15%			
	Location	ı : Boiler Ro	om					
	Water Per	netration, Ex	tent : Severe, Ared	a Affecte	d : 15%			
	Location	: Boiler Ro	om					
	Other Obs	ervation, Ex	ctent : Severe, Are	a Affecte	ed : 25%			
	Location	i : Basemeni	Ceiling					
	Explana	tion : Struct	ural Failure To Sl	ab. Secu	red With Wood She	oring		
Metal Panel	20%			LIFE	* *	5	\$15,800	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	70%			2065	* *			
Masonry: Brick	30%			2050	* *			
Site Pavements								
On-Site Walkways								
Asphalt	10%			2039	* *			
Cast in Place Concrete	20%			2043	* *			
Pavers/Stone	70%			2039	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2050	* *	5	\$600	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: Main Service Disconnec	t Switch	Rated At 2,000 An	iperes.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$600	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: One Vertical Section					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Electrical		Current I	rrent Repair Future Repla		Replacement	acement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•			•					
Raceway									
Conduit	65%			2030	\$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	<=0.			• • • •	440.000				
Thermoplastic	65%			2030	\$18,800 * *	1			
Thermoplastic	35%			2050	* *	1			
Motor Controllers	700/			2020	¢40,000	-	#100		
Locally Mounted	70%			2028	\$40,900 * *	5	\$100		
Locally Mounted	30%			2043		5			
Grounding Davises									
Grounding Devices Generic	100%	0-2	\$9,900	LIFE	* *	5	\$300		
Generic	Corroded,		loderate, Area Affe		%	3	\$300		
Stand-by Power									
Transfer Switches									
Automatic	100%			2035	* *	1	\$6,800		
Lighting									
Interior Lighting									
Fluorescent	50%			2035	* *	10	\$9,700		
			Extent : Light, Area	Affected :	100%				
			t, Offices, Storage						
		tion : T-8 L	amps						
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	200/			2020	ale ale				
LED	30%			2038	* *				
No Component	70%								
Alarm									
Security System	30%								
No Component Generic	70%			2035	* *	1	\$5,800		
Generic	Other Obs		Extent : Light, Area Hallways And Ou	Affected :		1	\$3,800		
			V Surveillance Can						
Fire/Smoke Detection									
Generic, Analog	100%			2038	* *	1-3	\$13,600		
			Extent : Light, Area out The Building	Affected :	100%		•		
	Explanat	tion : Strob	e Lights, Manual F	Pull Statio	ns, Alarm Bells, S	moke De	tectors And Horns		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Mechanical	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2040	* *	1		
Conversion Equipment	100%		2040		1		
Furnace	10%		2038	* *	1	\$1,000	
Tunide	Other Observation, Ext Location : Roof Explanation : 1 Rooft			100%		Ψ1,000	
Steam Boiler	90% Other Observation, Ext Location: Boiler Roo Explanation: 2 Units	m	2035 Affected :	**	1	\$18,800	
Distribution							
Steam Piping/Pump	90% 0-2 Corroded, Extent : Mod Location : Throughou		2040 ected : 40%	* *			
No Component	10%						
Terminal Devices							
Air Handler	65%		2030	\$187,900	1	\$8,500	
Convector/Radiator	5%		2028	\$5,500	1	\$300	
Fan Coil Unit/Heat Air Conditioning	30%		2025	\$92,300	1	\$2,000	
Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10% 0-2	\$76,800	2035	* *	2	\$100	
S	Abandoned in Place, Ex Location: Basement	xtent : Moderate	, Area Affe	ected : 100%			
Exterior Pkg Unit - Cooling	50%		2030	\$83,200	2	\$600	
-	R-22 Refrigerant, Exter Location : Roof	nt : Light, Area A	Iffected : 1	00%			
Split Unit	10% Other Observation, Ext Location : Roof Explanation : R-410a		2035 Affected :	**			
No Component	30%						
Terminal Devices	100/		2025	ماد رائ		# #0.5	
Fan Coil - 2 Pipe	10%		2035	* *	1	\$700	
No Component	90%						
Heat Rejection Dry Cooler No Component	10% 90%		2035	* *	2	\$1,500	
Ventilation	, , , ,						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Mechanical	Current Repair Future Replacement		M				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Roof	100%		2030	\$34,100	2	\$600	
Plumbing							
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%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area					
		: Handicap Hoist Outside Of	Building	g. 1st To 2nd Floor			
	Explana	tion : One Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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 :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030	
Exterior Architecture	\$154,600	\$154,600	
Interior Architecture	\$47,200	\$47,200	
Total	\$201,800	\$201,800	
Importance Code A	\$154,600	\$154,600	
Importance Code B	\$47,200	\$47,200	
Total	\$201,800	\$201,800	

Mechanical	\$42,400	\$33,300	\$25,200	\$32,000
Total	\$169,100	\$46,100	\$44,100	\$40,800
Importance Code A	\$39,300	\$2,900	\$2,900	\$2,900
I D	\$81,400	\$43,200	\$38,600	\$37,900
Importance Code B	Ψ01,100			
Importance Code B Importance Code C	\$48,400	¥ 10,=00	\$2,600	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14751

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal Panel	10%		2056	* *	5-10	\$36,300	
Pre-Cast Concrete	90%		LIFE	* *	5	\$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		
Interior							
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		
		ervation, Extent : Light, Area	Affected	! : 30%			
	Location	: Interior Aquarium Walls					
	Explana	tion: 3 Inch To 6 Inch Thick S	Structura	l Acrylic Glazing			
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	* *			

Electrical	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14751

Electrical	Current Repair	Future Replac	ement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Service Equipment Oil Fuse Cutout	100% Other Observation, Extent : Light, Are Location : Roof Explanation : No Available Namepla		* *	3	\$200	
Transformers Dry Type	100% Other Observation, Extent : Light, Are Location : Roof Explanation : Transformer Rated At 2,500 Kilovolt-amperes.		* * y ; 480/27	3 77 Volts S	\$300 Secondary And	
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent: Light, Are Location: Roof Explanation: Three Vertical Section		* *	3	\$400	
Feeders	-					
Cable	100%	2052	* *	1		
Raceway Conduit Under 600 Volts	100%	2056	* *	1		
Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Light, Are Location : Electrical Room		**	5	\$1,500	
Transformers	Explanation: Main Service Disconn	eci Swiich Katea Ai	: 2,000 An	nperes.		
Dry Type	100% Other Observation, Extent : Light, Are Location : Electrical Room		* *	5	\$200	
	Explanation: 500 Kilovolt-amperes,	480 Volts Primary	, 208/120	Volts Sec	condary	
Switchgear / Switchboard Molded Case Bkrs	100% Other Observation, Extent: Light, Are Location: Electrical Room Explanation: Two Vertical Sections	2056 va Affected : 100%	* *	5	\$1,500	
Raceway						
Conduit	100%	2056	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2052 2052	* *	5 5	\$100 \$1,400	
Wiring	1000/	2056	* *	1		
Thermoplastic Motor Controllers	100%	2056	~ ^	1		
Locally Mounted Variable Frequency Drive	10% 90%	2047 2047	* *	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14751

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : Light, Ar Location : Roof	ea Affected :	100%			
	Explanation : Emergency Generator	r Rated At 75	0 Kilowatts			
Batteries						
Lead/Acid	100%	2025	\$1,600	5	\$2,100	
Lighting						
Interior Lighting						
Fluorescent	50%	2038	* *	10	\$26,600	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Offices, Storage					
	Explanation: T-8 Lamps					
LED	50%	2038	* *			
Egress Lighting						
Emergency, Service	50%	2038	* *	1		
Exit, LED	50%	2065	* *	1		
Exterior Lighting						
LED	30%	2038	* *			
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2065	* *	5	\$1,700	
Alarm						
Security System	200/					
No Component	30%	2020	* *		Ø15 2 00	
Generic	70%	2038		1	\$15,200	
	Other Observation, Extent: Light, Ar					
	Location : Exhibits, Hallways, Outs		<i>r</i>			
Eine/Con also Data at'	Explanation : CCTV Surveillance C	ameras				
Fire/Smoke Detection	1000/	2020	* *	1.2	¢25.700	
Generic, Analog	100% Other Observation, Extent : Light, Ar	2038	100%	1-3	\$35,700	
	Location: Throughout The Building		100/0			
	Explanation: Addressable Fire Ala. Bels, Smoke Detectors And Horns		trobe Lights, Mar	ıual Pull	Stations, Alarm	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14751

Mechanical	Current Repair Future Repl		acement Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source	1000/	2056	* *				
Natural Gas	100%	2056	* *	1			
Conversion Equipment Hot Water Boiler	100%	2047	* *	1	\$29.700		
Hot water Boller	Other Observation, Extent: Light, Ar			1	\$28,700		
	Location: Boiler Room	ей Пурестей . 10070					
	Explanation : 4 Units						
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		
Air Conditioning							
Energy Source							
Electricity	100%	2052	* *	1			
Conversion Equipment							
Reciprocating	100%	2038	* *	1	\$26,900		
Compr/Chiller	Other Observation Francis Links An	ACC4-J . 1000/					
	Other Observation, Extent : Light, Ar Location : Roof	ea Affectea : 100%					
	Explanation: 3 Multi-stacks Units.	R_110a					
Distribution	Explanation: 5 Mutit-stacks Ontis.	K-410a					
CW & CHW Wtr	100%	2056	* *	4	\$2,900		
Pipe/Pump	10070	2030		•	Ψ2,700		
Terminal Devices							
Air Handler/Cool/Ht	100%	2038	* *	1	\$35,900		
Heat Rejection					•		
Water Cooling Tower	100%	2034	* *	2	\$58,400		
Dehumidifier							
Generic	100%	2034	* *				
	Other Observation, Extent : Light, Ar	ea Affected : 100%					
	Location: 2nd Floor						
· ·	Explanation: 2 Units						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$51,200		
Exhaust Fans	10078	LIFE		2-3	\$31,200		
Exhaust Fans Interior	50%	2038	* *	2	\$900		
Roof	50%	2038	* *	2	\$900 \$900		
Plumbing	3070	2030			Ψ700		
H/C Water Piping							
Brass/Copper	100%	2056	* *	1			
11	Other Observation, Extent : Light, Ar						
	Location : Throughout						
	Explanation: 90 Percent PVC Pipin	ng					
HW Heat Exchanger							
HTHW/HW	100%	2056	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14751

Mechanical	Current Repair	Current Repair Future Replac		ement Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	I Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2038	* *	4	\$1,800	
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%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location: 1st To 3rd Floor					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2056	* *	1-5	\$29,200	
Sprinkler						
Generic	100%	2056	* *	1-2	\$16,200	
Fire Pump						
Generic	100%	2043	* *	1	\$10,800	
Chemical System						
No Component	99%					
Generic	1%	2029	\$300	1-3		
	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location: 3rd Floor Kitchen					
	Explanation: 1 Set					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 20,614 Project Type : CULTURAL AFFAIRS

Date of Survey : 21-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$184,900	\$184,900
Interior Architecture	\$60,700	\$60,700
Total	\$245,700	\$245,700
Importance Code A	\$184,900	\$184,900
Importance Code B	\$60,700	\$60,700
Total	\$245,700	\$245,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$108,800	\$10,100	\$12,700	\$10,200
Importance Code A	\$41,500			
Importance Code B	\$34,400	\$10,100	\$12,700	\$10,200
Importance Code C	\$32,900			
Total	\$108,800	\$10,100	\$12,700	\$10,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4125

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	70%		LIFE	* *	5	\$369,900	
Concrete Masonry Unit	30%		LIFE	* *	5	\$19,800	
Parapets							
Cast in Place Concrete	100%		LIFE	* *	5	\$63,100	
Roof							
Not Accessible	70%						
	Other Obs	ervation, Extent : Light, Area	Affected	1:5%			
	Location	: Throughout					
	Explana	tion : Covered With Dirt And	Vegetatio	on			
Under Construction	30%						
nterior							
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	* *			

lectrical	Current Repair	Future Rep	olacement	М	laintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2060	* *	5	\$100	
	Other Observation, Extent : Light, Location : Electrical Room	Area Affected : 100	9%			
	Explanation : Two Main Service Installed	Disconnect Switche	s Rated At 60	00 Amper	res Each. Recently	
Switchgear / Switchboard						
Fused Disc Sw	100%	2060	* *	5	\$100	
	Other Observation, Extent: Light, Location: Electrical Room Explanation: Recently Installed	Area Affected : 100	0%			
Raceway						
Conduit	100%	2060	* *	1		
	Other Observation, Extent : Light, Location : Throughout The Build		9%			
	Explanation: Recent Installation	ıs				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4125

Electrical	Current Repair	Current Repair Future Repla			aintenance	nce		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts Panelboards Molded Case Bkrs	100% Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : Recent Installations		** : 100%	5	\$500			
Wiring Thermoplastic	100% Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : Recent Installations		* * : 100%	1				
Motor Controllers Locally Mounted	100% Other Observation, Extent : Light, A Location : Mechanical Room Explanation : Recent Installations	2050 rea Affected	**: 100%	5	\$100			
Grounding Devices Under Construction Stand-by Power	100%							
Transfer Switches Under Construction	100%							
Generators Under Construction	100%							
Batteries Under Construction	100%							
Fuel Storage Under Construction	100%							
Lighting Interior Lighting Fluorescent	100% Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : T-8 Lamps		** :100%	10	\$18,900			
Egress Lighting Under Construction	100%							
Lightning Protection Arresters/Cabling Under Construction	100%							
Alarm Security System Under Construction	100%							
Fire/Smoke Detection Under Construction	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4125

Mechanical		Current Ro	epair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%)						
			tent : Light, Area	Affected	: 0%			
		n : Througho						
	Explana	ition : Replac	ing Equipment D	amaged .	By Sandy			
Conversion Equipment								
Under Construction	100%)						
			tent : Light, Area	Affected	: 0%			
		n : Througho						
	Explana	ition : Replac	ing Equipment D	amaged .	By Sandy			
Distribution	1000							
Under Construction	100%				00/			
			tent : Light, Area	Affected	: 0%			
	Location				D C 1			
T : 1D :	Explana	ition : Replac	ing Equipment D	amaged .	By Sandy			
Terminal Devices	100%							
Under Construction			tent : Light, Area	Affected	. 0%			
		n : Througho	-	Луестей	. 070			
		_	n ing Equipment D	amaged	Ry Sandy			
Air Conditioning	Блрини	iiion . Repiae	ing Equipment D	umugeu	Ву Запау			
Energy Source								
Electricity	100%)		2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chill	ler 100%)		2045	* *	1	\$22,300	
	Recent Re	eplace Eviden	t, Extent : Light,	Area Aff	ected : 100%			
	Location	n : Basement						
			tent : Light, Area	Affected	: 100%			
		n : Basement						
	Explana	ition : 3 New	Units. R-410a					
Distribution								
Under Construction	100%)						
Terminal Devices	1000/							
Under Construction	100%)						
Heat Rejection	1000/							
Under Construction	100%)						
Dehumidifier	1000/							
Under Construction Ventilation	100%)						
Distribution								
Under Construction	100%							
Chaci Constituction	10070	,						
Exhaust Fans								
Exhaust Fans Under Construction	100%							
Under Construction	100%)						
	100%)						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4125

Mechanical	echanical Current		Current Repair Future		e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
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		
Vertical Transport								
Elevators								
Under Construction	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

Area Sq Ft : 15,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 21-Jun-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : Lot : BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$51,400	\$51,400
Total	\$51,400	\$51,400
Importance Code A	\$51,400	\$51,400
Total	\$51,400	\$51,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,800	\$2,400		
Total	\$7,800	\$2,400		
Importance Code A	\$7,800	\$2,400		
Total	\$7,800	\$2,400		



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Architecture	Current Repair	Future Replaceme	nt	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cyc (Yr	le Estimated Cost	Priority	
xterior		•	•			
Exterior Walls						
Concrete Masonry Unit	30%	LIFE	** 5	\$15,400		
	Repairs in Progress, Extent : Light Location : Throughout	ht, Area Affected : 100%				
Window Wall	20%	2050	** 5	\$30,800		
	Repairs in Progress, Extent : Light Location : Throughout	ht, Area Affected : 100%				
Wood	50%	2043	** 5	\$102,800		
	Repairs in Progress, Extent : Light Location : Throughout	ht, Area Affected : 100%				
Windows						
Aluminum	100%	2052	** 5	\$4,700		
	Repairs in Progress, Extent : Light Location : Throughout	ht, Area Affected : 100%				
Parapets						
Metal Panel	5%	2056	** 5			
	Repairs in Progress, Extent : Light Location : Throughout	nt, Area Affected : 100%				
Pre-Cast Concrete	5%	LIFE	** 5	\$100		
	Repairs in Progress, Extent : Light Location : Throughout	ht, Area Affected : 100%				
Not Accessible	90%					
Roof						
Metal Panel	30%	2047	** 10	\$19,500		
Under Construction	70%					
nterior						
Floors	1000/					
Under Construction	100%					
Interior Walls Under Construction	100%					
Ceilings	10070					
Under Construction	100%					
ite Pavements	10070					
On-Site Walkways						
Under Construction	100%					

Electrical	Curre	nt Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Under Construction	100%							
Panelboards								
Under Construction	100%							
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection					·		·	
Under Construction	100%							

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Under Construction	100%			
	Other Observation, Extent : Light, Ar	ea Affected : 0%		
	Location:			
	Explanation: The Building Is Unde	r Construction		
Conversion Equipment				
Under Construction	100%			
	Other Observation, Extent : Light, Ar	ea Affected : 0%		
	Location:			
	Explanation: The Building Is Unde	r Construction		
Distribution				
Under Construction	100%			
Terminal Devices				
Under Construction	100%			
Air Conditioning				
Energy Source				
Under Construction	100%			
Conversion Equipment		<u> </u>		
Under Construction	100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Mechanical		Current Repair	Future Replacement	Maintenance	
System	0/ .6	•			D : : :4
Component	% of Total	Fail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Type	Total	(Tears)	r i	(113)	
Air Conditioning					
Distribution					
Under Construction	100%				
Terminal Devices					
Under Construction	100%				
Dehumidifier					
Under Construction	100%				
Ventilation					
Distribution	1000/				
Under Construction	100%				
Exhaust Fans Under Construction	100%				
	100%				
Plumbing H/C Water Piping					
Under Construction	100%				
Water Heater	10070				
Under Construction	100%				
HW Heat Exchanger	10070				
Under Construction	100%				
Sanitary Piping	10070				
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	1000/				
Under Construction	100%				
Escalators	1000/				
Under Construction	100%				
Fire Suppression					
Standpipe Under Construction	100%				
	100%				
Sprinkler Under Construction	100%				
Fire Pump	10070				
Under Construction	100%				
Chemical System	100/0				
Under Construction	100%				
	10070				

Maintenance \$ are aggregated over a ten-year 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

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
Total	\$9,200	\$100	\$2,900	\$100
Importance Code A	\$3,300			
Importance Code B	\$5,600			
Importance Code C	\$200	\$100	\$2,800	\$100
Total	\$9,200	\$100	\$2,900	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM THEATRE

Asset #: 2358

Architecture	Current Repair Future R			ure Replacement Mainte		laintenance	nance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls	200/		20.50	de de	10			
Alum/Vinyl Siding	20%	Now \$700	2050	* *	10			
Stucco Cement		Now \$700 racks, Extent : Severe, Area A	2047 Offected:		5			
		: Throughout	ууссиси .	2370				
No Component	60%							
Windows	0070							
Metal Louvers	10%		2033	* *	10			
No Component	90%							
Roof								
Modified Bitumen	20%	0-2 \$2,700	2040	**				
		aged Flashings, Extent : Mod : Rooftop Of Stadium Pump 1		ea Affected : 25%				
		: Roojiop Oj Staatum Fump I led, Extent : Moderate, Area		. 100/				
		: Rooftop Of Stadium Pump .		. 40/0				
No Component	80%	. Hoogrop of Staatum I amp	100111					
Interior	0070							
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$300		
Steel Plate	70%	0-2 \$3,900	LIFE	* *	1			
		Rusting, Extent : Moderate, 2 : Underside Of Stadium Step		ected : 25%				
		ervation, Extent : Light, Area : Bleachers	Affected	!: 100%				
		: Bieacners ion : This Component Is Actu	allo Alun	ninum				
Vined Tile	10%	ion . This Component is Actu		**	3			
Vinyl Tile No Component	10%		2035		3			
No Component		ervation, Extent : Light, Area	Affected	1 · 0%				
		: Stadium Pool Area	11)) eerea	. 070				
	Explanat	ion : Pool Area						
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	* *				
Exposed Strue. Steel		iscoloring, Extent : Severe, A		cted : 5%				
		: Underside Of Bleachers	000 11959 000					
	Other Obs	ervation, Extent : Light, Area : Bleachers	Affected	! : 100%				
		ion : This Is The Structural C	omponer	nt Of The Bleacher	S			
Gypsum Board	10%		LIFE	**	5-10	\$100		
Site Enclosure						4		
Fence/Gates								
Chain Link	100%		2050	* *				
Site Pavements								

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repa	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements						
On-Site Walkways						
Asphalt	60%	2039	* *			
Metal	40%	2050	* *	1-3	\$9,400	
	Other Observation, Exten	t : Light, Area Affected	: 40%			
	Location : Exterior					
	Explanation : Metal Acc	ess Ramp And Steps				

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	50%	2040	* *	1		
Conduit	50%	2056	* *	1		
Panelboards						
Fused Disc Sw	25%	2052	* *	5		
Molded Case Bkrs	25%	2038	* *	5		
Molded Case Bkrs	50%	2052	* *	5		
Wiring						
Thermoplastic	50%	2040	* *	1		
Thermoplastic	50%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	30%	2038	* *	10	\$100	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: Mechanical Room					
	Explanation: T-8 Lamps					
HID	70%	2038	* *	10		
Egress Lighting						
Emergency, Battery	50%	2030	\$300	10		
Exit, Service	50%	2030		1		
Exterior Lighting						
LED	30%	2038	* *			
No Component	70%					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM THEATRE

Asset #: 2358

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	10%		2040	* *	1		
No Component	90%						
Conversion Equipment							
Radiant Heater	10%		2025	\$700	2		
No Component	90%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2035	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Pool Filter/Treatment							
Sand	100%		2035	* *	4		
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Outdoors					
	Explanai	tion : Outdoor Salt Water Poo	ls For A	quatic Animals			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$119,300	\$291,900
Interior Architecture	\$1,002,200	\$182,800
Electrical		\$586,200
Mechanical	\$85,800	\$504,700
Total	\$1,207,300	\$1,565,600
Importance Code A	\$119,300	\$763,100
Importance Code B	\$1,088,000	\$728,000
Importance Code C		\$74,500
Total	\$1,207,300	\$1,565,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$121,200	\$69,700	\$38,100	\$19,400
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				
Total	\$121,200	\$69.700	\$38,100	\$19,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$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	
Windows							
Aluminum	100%		2043	* *	5	\$22,900	
	Recent Re	place Evident, Extent : Light, .	Area Aff	ected : 100%			
	Location	: Throughout					
Parapets							
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	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Cast in Place Concrete	Expansion Location Water Pend	: At Entra etration, E	\$26,900 e, Extent : Severe, nce Platform Egde xtent : Severe, Are ement From Courty	s Abuttin a Affecte	g Building d : 50%			1
Copper/Terne IRMA/Protected Membrane		Now	\$31,200	2055 2027	* * \$156,000	10	\$9,400	
	Location Paver Bloc Location Water Pend	: Flat Roo k Ballast, : Flat Roo etration, E	Extent : Moderate,	Area Aff	Gected : 100% cted : 10%			
Modified Bitumen Single Ply Membrane	Water Pend Location	: Into Kun	\$12,400 xtent : Moderate, A st Hall Below			10	\$5,300	
	Location	: Above Ja	Extent : Light, Area umes Turrell Exhib ovable Roof					
Skylight, Metal/Glass Slate	Broken/Mi.	Now ssing Elem : Through	\$119,300 tents, Extent : Mod	2047 LIFE erate, Ar	* * * * ea Affected : 20%	10	\$12,500	
	Water Pen	etration, E	xtent : Moderate, A netrations - Variou.					
Interior Floors								
Cast in Place Concrete Vinyl Tile 9" X 9"	Cracking/C	Now Crumbling, : Public C	\$232,300 Extent : Moderate 'orridors	LIFE 2037 , Area A	* * * * ffected : 25%	5 3	\$22,100 \$7,600	
Wood	Poor Subfle Location Split/Crack	: Various	\$730,400 at, Extent : Severe, Room In Exhibit Sp : Severe, Area Aff Space	pace		5	\$66,400	
Interior Walls Gypsum Board	15%			LIFE	* *	5	\$29,800	
Masonry: Brick Plaster	10% 75%			LIFE LIFE	* *	5	\$74,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Embossed Metal	15%			LIFE	* *	5	\$7,000	
Gypsum Board	10%			LIFE	* *	5	\$12,900	
Masonry:Vault Struct	10%	Now	\$39,400	LIFE	* *			
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Kunst Ho	all, 2nd Floor					
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Kunst Ho	all, 2nd Floor	00				
Plaster	65%			LIFE	* *	5	\$41,900	

ectrical		Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2027	\$27,000	5	\$200	
		vation, Extent : Moderate, 2		ected : 100%			
	Location:	Electrical Room - Basemen	et e				
	Explanatio	n : One 3000 Ampere Main	Disconn	nect Switch			
Fused Disc Sw	30%		2057	* *	5	\$100	
	Other Obser	vation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical Room - Basemen	et .				
	Explanatio	n : One 1200 Ampere Main	Disconn	iect Switch			
Switchgear / Switchboard							
Fused Disc Sw	70%		2027	\$35,700	5	\$200	
Fused Disc Sw	30%		2057	* *	5	\$100	
Raceway							
Conduit	80%		2027	\$44,600	1		
Conduit	20%		2057	* *	1		
Panelboards							
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	
Wiring							
Braided Cloth	30%	2-4 \$15,700	2052	* *	1		
	Insulation Ag	ged, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location:	Basement					
Thermoplastic	50%		2027	\$26,200	1		
Thermoplastic	20%		2057	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers							
Locally Mounted	40%	2025	\$61,100	5	\$200		
Locally Mounted	30%	2044	* *	5	\$100		
Locally Mounted Variable Frequency Drive	10% 20%	2047 2047	* *	5			
Drive	Other Observation, Extent : M Location : Custodian Office		ted : 100%				
	Explanation : New Controll		ized And Monitor	ed Bv Br	ns		
Ground	£						
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,000		
Lighting							
Interior Lighting							
Fluorescent	40%	2027	\$94,900	10	\$25,800		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Basement And At	ttic					
	Explanation: T-12 Lamps						
Fluorescent	50%	2027	\$118,600	10	\$32,200		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Corridors And O	-	rd Floors				
	Explanation: Compact Fluo						
Incandescent	10%	2027	\$88,900	2	\$200		
Egress Lighting					***		
Emergency, Battery	50%	2032	* *	10	\$8,500		
Exit, LED	50%	2055	* *	1			
Exterior Lighting	1000/	2025	* *	10	Ø (100		
Fluorescent	100%	2037	* *	10	\$6,400		
Lightning Protection							
Arresters/Cabling	1000/	2042	* *	_	¢2 100		
Generic	100%	2042		5	\$2,100		
Alarm Security System							
No Component	90%						
Generic	10%	2035	* *	1	\$2,600		
Generic	Other Observation, Extent : M		ted · 100%	1	Ψ2,000		
	Location : Public Spaces	, 111 00 11,7001					
	Explanation : CCTV Surveil	llance System					
Fire/Smoke Detection	· x · · · · · · · · · · · · · · · · · ·	y 					
No Component	80%						

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%		2047	* *	1		
Conversion Equipment Steam Boiler	Corroded, Location Other Obs	Now \$22,200 Extent: Moderate, Area Affe a: #1 Boiler servation, Extent: Light, Area a: Basement Boiler Room tion: 2 Units (2 Heat Exchan	Affected	: 100%	1 r Heatins	\$62,700	
Distribution	Блрини	iion . 2 Oniis (2 Heat Exercity	sers con	veri 110i maier 1 0	r Heating	(Berices)	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	90% 10%		2043 2047	* *	4 4	\$3,100 \$300	
Terminal Devices	1000/		2040	* *	1	¢22.700	
Convector/Radiator Air Conditioning	100%		2040		1	\$22,700	
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Window/Wall Unit No Component	60% 40%		2022	\$85,800	1		
Distribution	7070						
Ductwork/Diffusers		stallation, Extent : Light, Area n : 2nd And 3rd Floor On The			2	\$18,300	
No Component	80%						
Terminal Devices Air Handler/Cool/Ht	20% Recent Ins		2037 Affected	**	1	\$8,700	
No Component	80%						
Heat Rejection Air Cooled Condenser Unit	20%		2035	* *	2	\$9,800	
· · · · · · · · · · · · · · · · · · ·		stallation, Extent : Light, Area n : 1 Unit On The Roof	Affected	: 100%			
No Component	80%						
Ventilation Distribution							
Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$7,800	
Exhaust Fans	0070						
Exnaust Fans Roof No Component	2% 98%		2032	* *	2		
Plumbing							

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 P.S.1/INST. FOR CONTEMPORARY ART

Asset #: 1552

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : Liga	ht, Area Affected :	100%			
	Location: Basement To Roof					
	Explanation: One Unit					
Fire Suppression						
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	

Maintenance \$ are aggregated over a ten-year 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 : 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$57,200
Interior Architecture	\$136,000	
Electrical	\$134,500	\$36,700
Mechanical		\$111,300
Total	\$270,500	\$205,200
Importance Code A		\$57,200
Importance Code B	\$173,500	\$148,000
Importance Code C	\$97,000	
Total	\$270,500	\$205,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$98,700	\$1,600	\$21,700	\$6,200
Importance Code A	\$37,000	\$300	\$1,100	\$3,100
Importance Code B	\$61,700	\$1,300	\$20,600	\$3,000
Importance Code C				
Total	\$98,700	\$1,600	\$21,700	\$6,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

rchitecture	Current Re	epair	Futur	e Replacement	M	aintenance	
stem Component	% of Fail Date	Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Years)		FY		(Yrs)		
terior							
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	
	Ctrwt/Balnc Not Funct	, Extent : Modero	ate, Area	Affected : 15%		,	
	Location : Rear Face	ide Windows					
Steel	40%		2044	* *	5	\$5,600	
	Other Observation, Ex	tent : Light, Area		: 100%	-	4-,	
	Location : Various L	-					
	Explanation : Decord	ative Metal Grille	es				
Parapets	•						
Masonry: Brick	75% 2-4	\$4,200	LIFE	* *	5	\$1,300	
•	Diagonal Cracks, Exte	nt : Light, Area A	Affected :	10%			
	Location: Chimney						
	Spalling, Extent : Ligh	t, Area Affected :	15%				
	Location : Chimneys	And Rear Wall A	t Lower	Roof			
Metal Cornice	10%		2043	* *	10	\$600	
Metal Panel	5%		2048	* *	5	\$300	
Slate	10% 0-2	\$2,200	LIFE	* *	5	\$200	
	Cracking/Crumbling, I		e, Area Aj	ffected : 20%			
	Location : Coping St	ones And Cap Sto	one At Ch	imney			
	Worn/Eroded, Extent:	Moderate, Area	Affected	: 15%			
	Location : Parging D	eteriorated - Var	rious Cop	oing Stones			
Roof							
Modified Bitumen	10% Now	\$7,100	2038	* *			
	Debris Present, Extent	: Moderate, Area	a Affected	d: 100%			
	Location: Rear Lowe	er Roof - Debris I	From Co	nstruction On Adjo	acent Site		
	Gut/DS Non Func/Mis.	s, Extent : Severe	, Area A <u>f</u>	fected : 10%			
	Location: Lower Roc	of Above Back Sto	age Stair.	8			
	Worn/Eroded, Extent :						
	Location: Lower Roc	of Above Back Sto	age Stair.	S			
Modified Bitumen	80% 0-2	\$5,700	2028	\$57,200			
	Blisters, Extent : Light	, Area Affected :	15%				
	Location : Upper Roc	of					
	Debris Present, Extent	: Moderate, Area	a Affected	d : 30%			
	Location: Upper Roc	of With Mechanic	cal Equip	ment			
	Drains Inad/Misposn,	Extent : Severe, A	Area Affe	cted : 10%			
	Location : Roof Surfa	ice Between Mec	hanical U	Inits			
Sloped Glazing	10% Now	\$15,400	LIFE	* *	5	\$6,200	
	Caulking Deteriorated			Affected : 15%			
	Location : Open Sear	ns At Single Pand	e Glass				
	Water Penetration, Ex	tent : Moderate, 2	Area Affe	cted : 15%			
	Location: At Seams	During Driving	Rain				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 PUERTO RICAN TRAVELING THEATER

Asset #: 14806

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%		\$11,500	2027	\$57,500	3	\$6,000	
	·		nt, Extent : Severe,					
	Location	ı : Various	Treads On Metal F	Pan Stairs	s And At Balcony I	Entrances	ī.	
Cast in Place Concrete	20%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2037	* *	5	\$500	
Wood	35%	Now	\$39,000	2043	* *	5	\$3,300	
	-		Extent : Moderate, oom Of Third Flooi		fected : 20%			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 40%			
	Location	ı : 3rd Floo	r Dance Studio / C	Offices An	d 4th Floor Office	S		
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
Gypsum Board	10%			LIFE	* *	5	\$1,600	
Masonry: Brick	80%	0-2	\$97,000	LIFE	* *			
•	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 10%			
	Location	ı : West Sta	irwell - Between 21	nd And 3	rd Floors			
	Effloresce	nce, Extent	: Moderate, Area	Affected .	: 10%			
	Location	ı : Basemen	t Walls - Opposite	Dressing	g Rooms			
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$1,000	
Gypsum Board	5%			LIFE	* *	5	\$600	
Plaster	25%			LIFE	* *	5	\$1,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

lectrical	Current Repair	Future Replacement	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
der 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2028 \$1,700	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: Main Service Switch Re	ated At 600 Amperes		
Switchgear / Switchboard				
Fused Disc Sw	100%	2028 \$36,700	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: 1- Vertical Sections			
Raceway				
Conduit	100%	2038 **	1	
Panelboards				
Fused Disc Sw	20%	2036 **	5	
Molded Case Bkrs	80%	2036 **	5 \$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Electrical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers	1000/		ala ala	_		
Locally Mounted	100%	2033	* *	5		
Ground						
Grounding Devices	1000/ 0.2 \$10	000 LIEE	* *	-	¢100	
Generic		0,800 LIFE		5	\$100	
	Other Observation, Extent: Mod Location: Basement	erate, Area Affecte	a : 100%			
	Explanation : Corroded					
Lighting	Explanation . Corroaea					
Lighting Interior Lighting						
Fluorescent	5%	2028	\$3,800	10	\$300	
Tuorescent	Compact Fluorescent Light, Exte		. ,		Ψ300	
	Location: 4th Floor, Basemen		a 1133 cerea : 100	, 0		
Fluorescent	5%	2028	\$3,800	10	\$300	
Puorescent	T-8 Lamps And Fixtures, Extent		. ,	10	\$300	
	Location: Hallways And Bathr	· · · · · · · · · · · · · · · · · · ·	усски . 10070			
Fluorescent	15%	2023	\$11,300	10	\$900	
	T-12 Lamps And Fixtures, Extend Location: Basement And 4th F		Affected : 100%	Ó		
Incandescent	75%	2023	\$56,500	2	\$100	
Egress Lighting			•			
Emergency, Battery	50%	2028	\$5,100	10	\$800	
Exit, LED	50%	2043	* *	1		
Exterior Lighting						
LED	10%	2036	* *			
No Component	90%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2023	\$6,800	1	\$700	
	Other Observation, Extent: Mod	lerate, Area Affecte	d : 100%			
	Location : Doors					
	Explanation: Intrusion Alarm	Only, Door Contac	ts			
Fire/Smoke Detection	1000/					
Generic, Digital	100%	2023	\$77,900	1-3	\$4,100	
	Other Observation, Extent: Mod		d: 100%			
	Location: Throughout The Bui	O .				
	Explanation : Manual Pull Stat	tion, Alarm Bells A	nd Smoke Detec	tors		

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Mechanical	Current Repair F		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2038	**	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	* *	1	\$3,300	
	Boiler Used For Hot Water,	Extent : Ligh	t, Area	Affected: 100%			
	Location : Basement						
Distribution	1000/			044.655			
Hot Wtr Piping/Pump	100% 0-2	. ,	2027	\$11,000	4	\$300	
	Corroded, Extent : Moderat	e, Area Affect	ed : 20'	%			
	Location: Basement						
Terminal Devices	5 00/		2020	40.600		Φ2 100	
Air Handler	50%		2028	\$49,600	1	\$2,100	
	Other Observation, Extent:	Lignt, Area A	јјестеа	: 30%			
	Location: Roof	· T ::4					
	Explanation: 1 Package U		2020	* *		4500	
Air Handler	20% Now	. ,	2038		1	\$700	
	Leak Evident, Extent : Sever Location : Coil Leaks, Roo		rea : 10	%			
	Malfunctioning, Extent : Se	· ·	ected ·	20%			
	Location: (1) 10 Ton Unit			-0,0			
Convector/Radiator	20%		2026	\$7,500	1	\$400	
Fan Coil Unit/Heat	10%		2028	\$10,600	1	\$200	
i un con omunicat	Other Observation, Extent:				1	Ψ200	
	Location: Basement		,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	/ /			
	Explanation : 1 Unit						
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Mechanical	chanical Current Repair Future Rep		re Replacement	lacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	-							
Conversion Equipment Ext Pkg Unit - Heating/Cooling	70%			2028	\$61,800	2	\$300	
reading/Cooling		_	ent : Light, Area A on Unit. Roof	Iffected :	70%			
Ext Pkg Unit - Heating/Cooling		Now	\$17,600	2038	* *	2	\$100	
			re, Area Affected :	20%				
		: Compres						
			: Severe, Area Affe	ected : 10	0%			
	Location							
			t : Severe, Area Afj	fected : 2	20%			
	Location	-		1.00	2007			
	R-22 Refrig	_	ent : Light, Area A	lffected :	20%			
Split Unit	10%			2028	\$15,000			
			xtent : Light, Area	Affected	l : 10%			
	Location	: Basemen	t					
	Explanat	ion : 1 Uni	t. R-410a					
Terminal Devices								
Fan Coil - 4 Pipe	10%			2028	\$16,500	1	\$200	
No Component	90%							
Heat Rejection	100/			2020	#1.400		Φ.7.0.0	
Air Cooled Condenser	10%			2028	\$1,400	2	\$500	
Unit	000/							
No Component	90%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans	10070			LIFE		2-3	\$5,700	
Interior	10%			2028	\$2,500	2		
Roof	90%			2028	\$10,500	2	\$200	
Plumbing	7070			2020	Ψ10,200		Ψ200	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Sanitary Piping				<u> </u>				
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression	_							
Sprinkler								
No Component	85%							
Generic	15%			2028	\$10,400	1-2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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	
Total	\$355,000	
Importance Code A	\$355,000	
Total	\$355,000	

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
Total	\$65,100	\$400	\$1,100	\$800
Importance Code A	\$43,600	\$100	\$100	\$100
Importance Code B	\$14,800	\$300	\$700	\$600
Importance Code C	\$6,700		\$200	
Total	\$65,100	\$400	\$1,100	\$800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2235

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000		
Masonry: Brick	15%		0001.000	LIFE	**	5	\$2,300		
Stucco Cement		Now	\$221,300	2050	**	5	\$7,300		
		issing Elem 1 : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 15%				
	Staining/L	_	Extent : Severe, A	rea Affeo	cted : 10%				
		Water Penetration, Extent: Severe, Area Affected: 10% Location: Entrance Lobby And Classroom Adjacent To Lobby							
	Worn/Ero		: Severe, Area Aff	-	-				
		servation, E 1 : Facades	Extent : Light, Area	Affected	!: 100%				
	Explana	tion : The I	Exterior Wall Is An	Eifs Wa	ll. Exterior Insulati	ion And I	Finish System		
Windows									
Aluminum	-		\$63,800 nt : Moderate, Arec out	2055 Affected	* * d : 35%	5	\$700		
	_	erable, Exte 1 : Through	ent : Moderate, Are out	a Affecte	ed : 50%				
Parapets									
Stucco Cement	Broken/M	Now issing Elem i : Roof Pai	\$18,900 nents, Extent : Seve rapet Wall	2050 re, Area	* * Affected : 20%	5	\$700		
	_	Crumbling, 1 : Parapet	Extent : Severe, A Wall	rea Affec	cted : 80%				
		aged Copii i : Parapet	ngs, Extent : Severe Wall	, Area Ą	ffected : 100%				
No Component	15%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2235

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	Location Worn/Eroa	: Around S led, Extent	\$2,700 xtent : Severe, Ared Skylights : Severe, Area Affo Masonry Structure	ected : 10	0%			
Built-Up (BUR)	Location	: Roof led, Extent	\$69,900 Extent : Severe, Are : Severe, Area Affa					
Metal Panel	Gut/DS No		\$17,900 ss, Extent : Severe, d South Facades	2050 Area Af	* * fected : 10%			
Sloped Glazing	Location Corrosion/	: Glass Pa Rusting, E	\$2,300 ents, Extent : Mode ne At Entrance xtent : Moderate, A Frame At Entrance			5	\$5,100	
Soffits	1000/			2040	* *	_		
Window Wall Interior	100%			2040	~ ~ ~	5		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$1,700	
Ceramic Tile	5%			2033	* *	5	\$200	
vinvi Tile	45%				\$15,600	3		
Vinyl Tile Vinyl Tile	45% 40%			2030	\$15,600 \$13,900	3	\$900	
Vinyl Tile	45%				\$15,600 \$13,900	3 3		
Vinyl Tile Interior Walls	40%			2030 2025	•	3	\$900 \$800	
Vinyl Tile Interior Walls Ceramic Tile	40% 5%			2030 2025 2033	\$13,900	5	\$900 \$800 \$400	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	5% 25%			2030 2025 2033 LIFE	\$13,900 * *	5 5	\$900 \$800 \$400 \$1,500	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	40% 5%			2030 2025 2033	\$13,900 ** **	5	\$900 \$800 \$400	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	5% 25% 70%			2030 2025 2033 LIFE LIFE	\$13,900 ** **	5 5 5-10	\$900 \$800 \$400 \$1,500 \$9,100	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings Exposed Concrete	5% 25% 70%	Now	\$1,900	2030 2025 2033 LIFE	\$13,900 ** **	5 5	\$900 \$800 \$400 \$1,500	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	40% 5% 25% 70% 10% 90% Cracking/0	_	\$1,900 Extent : Moderate ith Water Main	2030 2025 2033 LIFE LIFE LIFE	\$13,900 ** ** **	3 5 5 5-10 5-10	\$900 \$800 \$400 \$1,500 \$9,100	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings Exposed Concrete Gypsum Board	40% 5% 25% 70% 10% 90% Cracking/0	Crumbling,	Extent : Moderate	2030 2025 2033 LIFE LIFE LIFE	\$13,900 ** ** **	3 5 5 5-10 5-10	\$900 \$800 \$400 \$1,500 \$9,100	
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings Exposed Concrete	40% 5% 25% 70% 10% 90% Cracking/0	Crumbling,	Extent : Moderate	2030 2025 2033 LIFE LIFE LIFE	\$13,900 ** ** **	3 5 5 5-10 5-10	\$900 \$800 \$400 \$1,500 \$9,100	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2235

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$1,500	5		
	Other Observation, Extent : Lig.	ht, Area Affected : 10	10%			
	Location: Electrical Room	· · · · · · · · · · · · · · · · · · ·	1.4.200.4			
Daggyyay	Explanation : Main Service Di	sconnect Switch Rate	ea At 200 Amp	eres.		
Raceway Conduit	50%	2030	\$16,300	1		
Conduit	50%	2040	\$10,500 **	1		
Panelboards	3070	2040		1		
Fused Disc Sw	5%	2038	* *	5		
Molded Case Bkrs	45%	2029	\$7,000	5		
Molded Case Bkrs	50%	2038	**	5		
Wiring		2000				
Thermoplastic	75%	2030	\$21,700	1		
Thermoplastic	25%	2040	* *	1		
Motor Controllers						
Locally Mounted	100%	2028	\$15,700	5		
Ground						
Grounding Devices						
Generic		9,900 LIFE	* *	5		
	Other Observation, Extent: Mod	derate, Area Affected	: 100%			
	Location: Water Main					
	Explanation : Corroded					
Lighting						
Interior Lighting Fluorescent	15%	2025	\$4,100	10	\$400	
Fluorescent	15% T-12 Lamps And Fixtures, Exten			10	\$400	
	Location : Electrical Room	ıı . Lıgııı, Area Ajjeci	еи . 100%			
Fluorescent	85%	2030	\$23,200	10	\$2,000	
Fluorescent	T-8 Lamps And Fixtures, Extent			10	\$2,000	
	Location : Throughout The Bu		u . 100/0			
Egress Lighting	Location : Imoughout the Bu	ituing				
Exit, Service	100%	2025	\$400	1		
Exterior Lighting	10070	2023	ψ.100	-		
HID	30%	2030	\$3,100	10		
No Component	70%	2000	\$2,100	10		
Lightning Protection						
Arresters/Cabling						
Generic	100%	2033	* *	5	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	\$2,500	1	\$300	
	Other Observation, Extent : Liga		10%			
	Location : Hallways And Build					
	Explanation: CCTV Surveilla	nce Cameras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2235

Mechanical		Current F	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source	1000/			2040	* *	1			
Natural Gas	100%			2040	* * *	1			
Conversion Equipment Hot Water Boiler	100%			2035	* *	1	\$1,300		
Hot water Boller		ervation. F	xtent : Light, Area		! · 100%	1	\$1,300		
			or Boiler Room	115500000	. 100/0				
			ural Gas Fired Ho	ot Water I	Boiler				
Distribution	1								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$200		
Terminal Devices									
Convector/Radiator	100%			2028	\$13,700	1	\$900		
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1			
Conversion Equipment	1000/			2025	de de				
Split Unit	100%	,· F		2035	**				
			Extent : Light, Area	і Ајјестеа	: 100%				
	Location	-	its Patricavant P	110a 1 C	ondemned Exterio	v I Init D	amains On Poof		
Terminal Devices	Ехрійниі	ion . 4 Oni	us. Rejrigerum R-4	+10a. 1 C	onaemnea Exterio	r Onn Ke	emains On Rooj.		
Fan Coil - 2 Pipe	100%			2035	* *	1	\$900		
Heat Rejection	10070			2033			Ψ, σσ		
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	1000/			2040	* *	1			
Brass/Copper	100%			2040	~ ^	1			
Water Heater Electric	100%			2028	\$2,300	4			
Electric		tallation F	Extent : Light, Area			4			
		: Boiler R	_	і Ајјестеи	. 100/0				
Sanitary Piping	Location	. Boner It	30111						
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070								
Cast Iron	100%	0-2	\$300	LIFE	* *	1			
			oderate, Area Affe		%	-			
	_		er Of Roof Near Gr						
			Extent : Light, Area						
			Perimeter Of Roof						
					on Under Ground	Piping			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	1 Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			

^{**} 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 : OUEENS BOTANICAL GARDEN GREENHOUSE

Address : 43-50 MAIN STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DCA0016.050 / 2234 Yr Built/Renovated : 1964 /

Area Sq Ft : 2,394 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Sep-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5107 Lot : 200 BIN : 4518264

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$786,200	\$110,100
Total	\$786,200	\$110,100
Importance Code A	\$786,200	\$110,100
Total	\$786,200	\$110,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,300	\$600	\$400	
Interior Architecture	\$66,100			
Electrical	\$2,200		\$100	
Mechanical	\$15,700	\$100	\$100	\$100
Total	\$103,300	\$700	\$600	\$100
Importance Code A	\$19,300	\$600	\$400	
Importance Code B	\$52,500	\$100	\$200	\$100
Importance Code C	\$31,500			
Total	\$103,300	\$700	\$600	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Architecture	Current Repair	Future Replacement Ma		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Stucco Cement	15% Now \$19,300 Cracking/Crumbling, Extent: Moderat Location: Building Base Staining/Discoloring, Extent: Moderat		5	\$800	
	Location: Throughout	AC4-1. 1000/			
	Other Observation, Extent : Light, Area Location : Facade	a Affectea : 100%			
	Explanation : This Is Stucco Over Rig	gid Insulation			
Window Wall	85% Now \$181,500 Recent Replace Evident, Extent: Light, Location: Exterior Facade	2060 ** Area Affected : 100%	5	\$6,800	
Windows	Location . Exterior racade				
Aluminum	95%	2052 **	5	\$1,200	
Metal Louvers	5%	2033 **		\$400	
Roof	370	2033	10	\$100	
Sloped Glazing	100% Now \$604,600 Glazing Broken/Cracked, Extent: Seve Location: Green House Section Glazing Clouded, Extent: Severe, Area Location: Roof Water Penetration, Extent: Severe, Area Location: Throughout	Affected: 30%	5	\$110,100	
Interior Floors					
Cast in Place Concrete	80% Now \$31,100 Misaligned/Bulging, Extent : Severe, A Location : Green House Area	LIFE ** rea Affected : 20%	5	\$6,300	
Panel/Paver: Cer/Brk	20% 4+ \$3,500 Other Observation, Extent : Moderate, Location : Green House Explanation : Vegetation Growth	2046 ** Area Affected : 10%	5	\$800	
Interior Walls	1000/ 37				
Cast in Place Concrete	100% Now \$31,500 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE ** e, Area Affected : 25%			
Ceilings					
Exposed Struc: Steel No Component	10% 90%	LIFE **	10		

Electrical	Curr	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2030	\$3,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-12 Lamps And Fixtures, E.	xtent : Light, Area Affect	ted : 100%			
	Location : Throughout The	Building				
Lightning Protection						
Arresters/Cabling						
Generic	100%	2033	* *	5	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2025	\$1,500	1	\$200	
	Other Observation, Extent:	Light, Area Affected : 10	00%			
	Location : Outside Perime	ter				
	Explanation: CCTV Surve	illance Camera System				

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating								
Energy Source								
HTHW/HW	100%			2040	* *	1		
	Other Obse	rvation, Exte	nt : Light, Area	Affected	: 100%			
	Location .	Education E	luilding					
	Explanati	on : Hot Wat	er Provided Fro	om Adjac	ent Building			
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$3,600	4	\$200	
Terminal Devices								
Convector/Radiator	100%	2-4	\$12,500	2050	* *	1	\$700	
	On Extende	d Life, Exten	t : Moderate, Ai	rea Affec	ted : 100%			
	Location .	Throughout						
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		
	On Extende	d Life, Exten	t : Moderate, Ai	rea Affec	ted : 100%			
	Location .	· Various Loc	ration					
Water Heater								
Electric	100%			2029	\$2,100	4		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing Sanitary Piping Cast Iron	100%	LIFE **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,100	\$41,100
Total	\$41,100	\$41,100
Importance Code A	\$41,100	\$41,100
Total	\$41,100	\$41,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,000	\$300		
Interior Architecture	\$6,300		\$100	
Electrical	\$1,300			
Mechanical	\$21,200			
Total	\$51,900	\$400	\$200	\$100
Importance Code A	\$23,000	\$300		
Importance Code B	\$27,400	\$100	\$200	\$100
Importance Code C	\$1,500			
Total	\$51,900	\$400	\$200	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset #: 2233

Architecture	Current Rep	oair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls	1.50/		20.40	ate ate	7 10	Φ2 000		
Metal Panel	15%	¢14.700	2040	* *	5-10	\$3,800		
Stucco Cement	35% Now Broken/Missing Elemen. Location: Lower Peri. Staining/Discoloring, E.	meter Walls			5	\$1,600		
	Location : All Facades Other Observation, Exte	ent : Light, Area						
	Explanation: This Is S	Stucco Over Rig						
Window Wall	50% Recent Replace Evident, Location : Exterior Fa	_	2056 Area Affa	* * ected : 100%	5	\$7,000		
Windows								
Aluminum	100% Recent Replace Evident, Location : Facade	Extent : Light,	2052 Area Affe	* * ected : 100%	5	\$600		
Roof								
Metal Panel	40% Now Deformed/Dented, Exter Location: Downspout.	s On Facade						
	Gut/DS Non Func/Miss, Location: North And		ate, Area	Affected: 20%				
Sloped Glazing	60% Recent Replace Evident, Location : Roof	Extent : Light,	LIFE Area Affo	* * ected : 100%	5	\$82,200		
Interior								
Floors Cast in Place Concrete	90% Cracking/Crumbling, Extended to Control of the		LIFE ea Affecte	* * ed : 2%	5	\$8,500		
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 Broken/Missing Elemen Location : By Water M		LIFE erate, Ar	* * ea Affected : 25%	5	\$300		
No Component	60%							
Site Pavements								
On-Site Walkways Cast in Place Concrete	100%		2035	* *				

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Current Repair	Future Repl	lacement	M	aintenance	
% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2030	\$3,900	1		
100%	2029	\$7,800	5		
100%	2030	\$8,500	1		
-		\$3,300 !: 100%	10	\$1,300	
• • • • • • • • • • • • • • • • • • • •		4. - 00	4.0		
	2025	\$1,700	10		
70%					
80%					
20%	2025	\$900	1	\$100	
Location: Front Of The Building	ng	%			
	% of Fail Date Estimated Total (Years) 100% 100% 100% 100% T-12 Lamps And Fixtures, Extended Location: Throughout The Builting Street Str	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY	% of Fail Date Estimated Cost Total (Years) Year FY	% of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	% of Total (Years) Year FY Estimated Cost (Yrs) Estimated Cost (Yrs) 100% 2030 \$3,900 1 100% 2029 \$7,800 5 100% 2030 \$8,500 1 100% 2030 \$8,500 1 100% 2025 \$3,300 10 \$1,300 T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 30% 2025 \$1,700 10 70% 70% 80% 20% 20% \$900 1 \$100 Other Observation, Extent : Light, Area Affected : 100% Location : Front Of The Building

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2040	* *	1		
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Educati	on Building					
	Explanation: Hot	Water Provided Fro	m Adjac	ent Building			
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$2,200	2055	* *	4	\$100	
1 0 1	On Extended Life, E.	xtent : Moderate, Ai	ea Affec	ted : 100%			
	Location : Insuffic	ient Heat, Througho	ut				
Terminal Devices							
Convector/Radiator	100% 0-2	\$7,500	2050	* *	1	\$400	
	On Extended Life, E.	xtent : Moderate, Ai	ea Affec	ted : 100%			
	Location : Through	hout	00				
Plumbing							
H/C Water Piping							
Brass/Copper	70%		2030	\$7,300	1		
Galvanized Steel	30%		2028	\$1,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset #: 2233

echanical	Current R	epair	Future Re	placement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
ımbing							
Water Heater							
Electric	100% 0-2	\$1,200	2030	\$1,200	4		
	On Extended Life, Ext	ent : Moderate, A	rea Affected :	100%			
	Location: 1st Floor						
Sanitary Piping							
Cast Iron	100% 2-4	\$10,300	LIFE	* *	1		
	On Extended Life, Ext	ent : Moderate, A	rea Affected :	100%			
	Location : Througho	ut					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 16-Sep-2019 DEPARTMENT OF CULTURAL AFFAIRS - FY 2020

Asset Name : OUEENS 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$42,800
Total		\$42,800
Importance Code A		\$42,800
Total		\$42,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$400	\$1,500	\$800	
Interior Architecture	\$5,000		\$100	
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$400	\$500	\$200	\$600
Total	\$6,100	\$2,100	\$1,100	\$600
Importance Code A	\$500	\$1,900	\$800	\$300
Importance Code B	\$4,100	\$300	\$200	\$300
Importance Code C	\$1,500		\$100	
Total	\$6,100	\$2,100	\$1,100	\$600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	-						
Exterior Walls							
Fiberglass Panel	10%		2043	* *	5	\$1,500	
Metal Panel		Now \$400	2056	* *	5	\$5,400	
	Deformed	Dented, Extent : Moderate, A	rea Affe	cted : 5%			
	Location	: West Facade					
Metal Coiling Doors	15%		2047	* *	5	\$1,900	
Wood	5%		2047	* *	5	\$1,000	
Windows							
Aluminum	100%		2052	* *	5	\$100	
Roof							
Metal Panel	100%		2047	* *	10	\$3,200	
Interior							
Floors							
Cast in Place Concrete	85%		LIFE	* *	5	\$3,400	
Ceramic Tile	5%		2043	* *	5		
Vinyl Tile	10%		2038	* *	3		
Interior Walls							
Ceramic Tile	5%		2043	* *	5	\$100	
Gypsum Board	30%		LIFE	* *	5-10	\$1,200	
••	Cracking/	Crumbling, Extent : Moderate	, Area A	ffected : 5%			
	Location	: Above Window In South Fa	cing Lou	nge/Office			
Metal Panel	65%		LIFE	* *	10	\$700	
Ceilings						<u> </u>	
Exposed Struc: Steel	90%		LIFE	* *	10	\$1,700	
Gypsum Board	10%		LIFE	* *	5-10	\$300	
Site Enclosure							
Fence/Gates							
Chain Link	5%		2040	* *			
Iron Picket	95%		2065	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Asphalt	90%		2039	* *			
Cast in Place Concrete	10%		2043	* *			
Parking/Driveway							
Asphalt	100%		2039	* *			

Electrical	Current Rep	pair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Electrical	Current Repair	Future Repl	acement	M	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment				_			
Fused Disc Sw	100%	2050	**	5			
		: Light, Area Affected : 100%	o .				
	Location: Electrical Room		4, 400, 4				
D	Explanation : Main Service	ce Disconnect Switch Rated	At 400 Amp	eres.			
Raceway Conduit	100%	2050	* *	1			
Panelboards	100%	2030		1			
Molded Case Bkrs	100%	2046	* *	5	\$100		
Wiring	10070	2040			\$100		
Thermoplastic	100%	2050	* *	1			
Ground	10070	2030		1			
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting							
Fluorescent	90%	2035	* *	10	\$3,700		
	-	xtent : Light, Area Affected :	100%				
	Location : Throughout Th	e Building					
HID	10%	2035	* *	10			
Exterior Lighting							
Fluorescent	30%	2035	* *	10	\$100		
	Compact Fluorescent Light Location : Outside Perim	t, Extent : Light, Area Affecte eter	ed : 100%				
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2035	* *	1	\$500		
		: Light, Area Affected : 100%	6				
	Location: Outside Perim						
	Explanation : CCTV Surv	eillance Cameras					

Mechanical	Current Repa	r Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2050	* *	1		
Natural Gas	90%	2050	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Mechanical	Current Repa	ir Future	Future Replacement		aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Furnace	35% Other Observation, Extended Location: Throughout Career Explanation: 4 Through			1	\$800		
Heat Pump Air Sourced	10% Other Observation, Extended Location: Offices Explanation: 3 Wall Hu	2028 t : Light, Area Affected :		2	\$100		
Radiant Heater	Provides Heating For To 55% Other Observation, Extended Location: Maintenance Explanation: 5 Gas Fire	2030 t : Light, Area Affected :		2	\$1,200		
Air Conditioning Energy Source Electricity	100%	2046	* *	1			
Conversion Equipment Interior Pkg Unit - Cooling	15%	2028	\$24,600	2			
Window/Wall Unit	Other Observation, Extendantion: Various Office Explanation: 3 Wall Hu 25% 0-2 Not in Service, Extent: M Location: Supervisor Office.	res ung Packaged Units \$200 2025 Voderate, Area Affected :	\$2,300	1			
No Component	60%	·					
Ventilation Exhaust Fans Wall Unit	100%	2035	* *	2	\$100		
Plumbing 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 Backflow Preventer	100%	2043	* *	1			
Generic Fixtures	100%	2035	* *	1	\$300		
Generic Fire Suppression	100%						
Sprinkler Generic	100%	2050	* *	1-2	\$1,300		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE 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	
Total	\$41,900	\$41,900	
Importance Code B	\$41,900	\$41,900	
Total	\$41,900	\$41,900	

\$3,100		Ψ200	
\$3,100		\$200	
\$45,500	\$9,600	\$10,500	\$8,300
\$53,900	\$3,500	\$800	\$800
\$102,500	\$13,100	\$11,500	\$9,100
\$3,900	\$3,900	\$3,900	\$3,900
\$8,300	\$3,500	\$4,200	\$4,100
\$1,500	\$1,100	\$1,400	\$1,100
\$35,600	\$1,800	\$2,000	
\$53,100	\$2,700		
FY 2021	FY 2022	FY 2023	FY 2024
	\$53,100 \$35,600 \$1,500 \$8,300 \$3,900 \$102,500 \$53,900 \$45,500	\$53,100 \$2,700 \$35,600 \$1,800 \$1,500 \$1,100 \$8,300 \$3,500 \$3,900 \$3,900 \$102,500 \$13,100 \$53,900 \$3,500 \$45,500 \$9,600	\$53,100 \$2,700 \$35,600 \$1,800 \$2,000 \$1,500 \$1,100 \$1,400 \$8,300 \$3,500 \$4,200 \$3,900 \$3,900 \$3,900 \$102,500 \$13,100 \$11,500 \$53,900 \$3,500 \$800 \$45,500 \$9,600 \$10,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	/				_		
Cast in Place Concrete	30%		LIFE	* *	5	\$33,200	
Cement-Fiber Panel	15%		2038	* *	10	\$5,200	
Window Wall	10%	¢12 (00	2056	**	5	\$4,100	
Wood	45% 0-2	\$13,600	2043		5	\$12,400	
	Location : Faca	sh, Extent : Light, Ar de Right Side	ей Ајјесте	a : 33%			
Windows	Locuiton . Paca	ue Right Stae					
Aluminum	100%		2052	* *	5	\$2,800	
Parapets	10070		2032			\$2,000	
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	
		Erod, Extent : Severe,		ected : 20%		,	
		erside Of Coping Stor					
Roof							
Cast in Place Concrete	25%		LIFE	* *	10	\$6,700	
	Other Observatio	n, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Over	Auditorium					
	Explanation: G	reen Roof With Vege	tation				
IRMA/Protected Membrane	30%		2038	* *	10	\$4,800	
	Debris on Roof, I Location : Thro	Extent : Moderate, Ar ughout	ea Affecte	d : 15%			
		Extent : Moderate, A Scuppers Blocked By					
	-	h, Extent : Moderate ughout 2nd Floor Ro		ected : 20%			
		n, Extent : Severe, Ar	ea Affecte	d : 2%			
		Reception Area					
	Location : Roof		ea Affecte	ed : 2%			
		roken Hatch Door					
IRMA/Protected Membrane	5%		2038	* *	10	\$800	
		ast, Extent : Moderat Auditorium Wing	e, Area Afj	fected : 100%			
Single Ply Membrane	35%		2038	* *	10	\$5,600	
, , , , , , , , , , , , , , , , , , ,		Extent : Moderate, 2 ughout		ted : 15%			
		n, Extent : Moderate,	Area Affe	ected : 100%			
		ppy Over Open Space					
		his Roof Is Used For		llection			
Sloped Glazing	5% 4+	\$1,900	LIFE	* *	5	\$10,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset #: 2232

Architecture		Current R	epair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	5 0/	4.	#1 000		ate ate	-	#10.600	
Sloped Glazing	5% Location	4+ : Roof Skyli	\$1,900 ight	LIFE	* *	5	\$10,600	
Soffits Cement-Fiber Panel	100%			2035	* *	10		
Interior								
Floors	- 0./			2021	de de	_	44.000	
Carpet	5%			2031	* *	3	\$1,800	
Cast in Place Concrete	80%			LIFE	* *	5	\$83,800	
Ceramic Tile	15%			2043	* *	5	\$3,600	
Interior Walls	50 /			20.42	* *	-	Ф 400	
Ceramic Tile	5%			2043	* *	5	\$400	
Concrete Masonry Unit	50%	0.2	#200	LIFE	* *	5	\$2,800	
Gypsum Board	40%	0-2	\$200 tent : Severe, Are	LIFE		5	\$1,700	
			ieni : Severe, Are ditorium Window	-				
Wood	5%	. Above Au	attorium mindow.	LIFE	* *	5	\$2.800	
Ceilings	3%			LIFE		3	\$2,800	
AcousTileSusp.Lay-In	10%			2047	* *	5	\$2,400	
Exposed Concrete	30%			LIFE	* *	5-10	\$9,000	
Gypsum Board	30%			LIFE	* *		\$24,700	
Сурзані Воліч		etration. Ex	tent : Moderate, 2		ected : 5%	3 10	Ψ2 1,700	
			m Ceiling, Lobby					
Metal Panel	30%			LIFE	**	5	\$18,000	
Wictai i anci		rvation. Ex	tent : Moderate, .		ected : 100%	3	\$10,000	
			of Open Canopy					
			bove Is Used As		Collector			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	* *			
Pavers/Stone	10%			2039	* *			
On-Site Walkways								
Cast in Place Concrete	13%			2043	* *			
Pavers/Stone	85%			2039	* *			
Wood	2%			2028		1-3		
Parking/Driveway	1000/			2020	* *			
Pavers/Stone	100%			2039	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Electrical		Current Repair	Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		2050		-	#100	
Fused Disc Sw	100%		2050	**	5	\$100	
		ervation, Extent : Light, Area : Electrical Room , Roof	і Ајјестеа	: 100%			
	Explana	ion : Main Service Switch Ra The Solar Panel Rated At 60 A			e Discon	nect Switches	
Switchgear / Switchboard							
Fused Disc Sw	100%		2050	* *	5	\$100	
Raceway							
Conduit	100%		2050	* *	1		
Panelboards							
Molded Case Bkrs	100%		2046	* *	5	\$400	
Wiring							
Thermoplastic	100%		2050	* *	1		
Motor Controllers	٠ م.م. د		20:-		_		
Locally Mounted	10%		2043	* *	5		
Variable Frequency	90%		2043	* *			
Drive							
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$500	
Lighting	10070		LILE			\$300	
Interior Lighting							
Fluorescent	92%		2035	* *	10	\$13,500	
	T-5 Lamps	And Fixtures, Extent: Light, : Throughout The Building		fected : 100%		4-2,000	
Fluorescent	5%		2035	* *	10	\$700	
		Fluorescent Light, Extent : Lig : Basement, Auditorium And	_				
LED	3%		2035	* *			
Egress Lighting							
Emergency, Battery	50%		2035	* *	10	\$1,900	
Exit, LED	50%		2058	* *	1		
Exterior Lighting							
Fluorescent	10%		2035	**	10	\$100	
		Fluorescent Light, Extent : Lig : Terrace	ght, Area	Affected: 100%			
LED	20%		2035	* *			
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2035	* *	1	\$1,800	
		ervation, Extent : Light, Area					
		: Rear And Front Of The Bu		d Hallways			
	Explanai	ion : CCTV Surveillance Car	neras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$9,900	
	Other Observation, Extent : Li	ght, Area Affected : 100	0%			
	Location : Throughout The B	uilding				
	Explanation: Strobe Lights,	Manual Pull Stations, A	Alarm Bells, S	moke De	tectors And Horns	

Mechanical		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2039	* *	1	\$7,900	
	Other Obse	rvation, E.	xtent : Light, Area	Affected	: 100%			
	Location:	Basemen	t					
	Explanation	on : 8 Wat	ter Source Heat Pu	mps				
Distribution		_		_				
Hot Wtr Piping/Pump	100%			2052	* *	4	\$800	
Terminal Devices	0001			• • • •			4- 0	
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	10070			2032		1		
Heat Pump Water Sourced	100%			2031	* *			
	Other Obse	rvation, E.	xtent : Light, Area	Affected	: 100%			
	Location:	Basemen	t					
	Explanation	on : 8 Uni	ts.					
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	
			xtent : Light, Area	Affected	: 100%			
	Location:	0						
	Explanation	on : Varia	ble Air Volume Te	rminal U	nits			
Heat Rejection	1000/			2050	* *	1		
Geothermal	100%			2058	* *	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Mechanical	Cu	rrent Repair	Future Replacement Maintenance		aintenance		
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2035	* *	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
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%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		tion, Extent : Light, Area t To 2nd Floor	Affected	: 100%			
	Explanation .	: 1 Unit					
Fire Suppression Sprinkler							
Generic	100%		2056	* *	1-2	\$4,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$875,900	\$365,400		
Interior Architecture	\$189,800	\$453,300		
Electrical		\$156,600		
Mechanical	\$543,200	\$2,054,400		
Total	\$1,608,900	\$3,029,700		
Importance Code A	\$1,006,000	\$387,300		
Importance Code B	\$470,900	\$2,603,100		
Importance Code C	\$132,000	\$39,200		
Total	\$1,608,900	\$3,029,700		

Total	\$201,700	\$100,800	\$114,700	\$113,700
Importance Code C	\$29,700		\$2,700	
Importance Code B	\$153,600	\$82,900	\$98,300	\$91,600
Importance Code A	\$18,500	\$18,000	\$13,600	\$22,100
Total	\$201,700	\$100,800	\$114,700	\$113,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Enclosure	\$2,600			
Mechanical	\$102,400	\$50,600	\$85,500	\$66,000
Electrical	\$18,900	\$17,400	\$13,400	\$31,500
Interior Architecture	\$61,700	\$20,500	\$7,900	
Exterior Architecture	\$8,300	\$4,400		\$8,400
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Glazed Ceramic Panel		Now	\$42,500	LIFE	* *	5	\$29,200	
		_	ents, Extent : Seve	re, Area	Affected : 20%			
		: Penthous			100/			
			l, Extent : Moderat	te, Area 2	Affected: 10%			
		_	Base, Penthouse xtent : Moderate, 2	Anna Aff	natad + 1000/			
		ervanon, E : Building		чгеа Ајје	eciea : 100%			
		. Building ion : Paite						
Metal Panel	2%	ion . I dite	a surfaces	2049	* *	5-10	\$17,100	
wictai i anci		ervation E	xtent : Light, Area		1 · 100%	3-10	\$17,100	
			Equipment Screen	11,5,00000	. 10070			
			inum Louver					
Granite Panels	2%			LIFE	* *	5	\$1,900	
Panel/Paver: Limestone	50%	Now	\$710,000	LIFE	* *	5	\$46,800	
			Extent : Moderate		ffected : 30%	-	4 ,	
	Location	: Loading	Dock					
	Jnt Mortar	Miss/Eroa	d, Extent : Moderat	te, Area 2	Affected : 50%			
	Location	: Loading	Dock					
Pre-Cast Concrete	5%			LIFE	* *	5	\$20,300	
Pre-Cast Concrete	20%			LIFE	* *	5	\$81,000	
Window Wall	16%			2055	* *	5	\$74,800	
Windows	2-20/			• • • •	4. 4.	_		
Aluminum	25%			2037	* *	5	\$200	
Glass Block	15%	NT.	Ф1 500	LIFE	* *	5	\$100	
Metal Louvers	60%		\$1,500	2032				
	Bent/Warped Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Penthouse							
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%							
	Location: Throughout Penthouse							
		0	xtent : Moderate, 2	Area Affe	ected : 10%			
		_	out Penthouse					
	Water Penetration, Extent : Moderate, Area Affected : 5%							
			out Penthouse					
Parapets								
Metal Panel	98%			2039	* *	5	\$74,400	
Metal Rail	2%			2042	* *	5-10	\$7,100	
			xtent : Light, Area	Affected	! : 100%			
		: Main Up						
	Explanat	ion : Perin	ieter Guardrail Ar	ound Sky	lights			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Architecture	Current Repair	Future Replacem	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Roof	200/ Naw \$27.200	2024	* *			
Single Ply Membrane	20% Now \$37,300 Adhesion Failure, Extent: Moderate, A Location: Throughout Punct/Tear/Impact Damage, Extent: M			ó		
	Location: Throughout Walk Pads Miss/Displ, Extent: Modera Location: Throughout					
Skylight, Metal/Glass	15%	2049	* *	10	\$56,500	
Spray-on Foam	65%	2034	* *	5	\$97,900	
Soffits	0070	2031			Ψ57,500	
Cast in Place Concrete	33% Now \$6,800 Cracking/Crumbling, Extent: Moderate Location: Loading Dock, Throughout Misaligned/Bulging, Extent: Moderate Location: Loading Dock	t	* *	5	\$5,800	
Cement-Fiber Panel	34%	2034	* *	10	\$3,700	
Exposed Struc: Steel	33%	LIFE	* *	5	\$3,600	
•	Other Observation, Extent : Light, Area Location : West Entrance Explanation : This Is Actually Stainle.	-				
terior						
Floors						
Carpet	10% Wrinkling, Extent : Moderate, Area Affo Location : At Offices	2025 \$273 Pected : 25%	,300	3	\$30,800	
Cast in Place Concrete	5% Now \$2,200 Cracking/Crumbling, Extent: Moderate Location: Mezzanine Storage, Stairs	LIFE e, Area Affected : 5%	* *	5	\$22,500	
Cast in Place Concrete	40% Cracking/Crumbling, Extent : Light, Ar Location : Throughout	LIFE rea Affected : 2%	* *	5	\$179,700	
Ceramic Tile	5% Other Observation, Extent: Light, Area Location: Mezzanine Stair And Pano Explanation: Glass Panel Floor Syste	rama Area	* *	5	\$10,300	
Sheet Vinyl/Rubber	5% Now \$6,400 Misaligned/Bulging, Extent : Moderate Location : Stair	2034 , Area Affected : 2%	* *	5	\$7,700	
Terrazzo	5%	LIFE	* *	5	\$8,000	
Wood	30% Deteriorated Finish, Extent: Light, Are Location: Throughout	2057	* *	5	\$115,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Interior Walls			_		
Ceramic Tile	5%	2038 **	5	\$5,500	
Glass: Single Pane	5%	LIFE **	5	\$4,100	
Gypsum Board	60%	LIFE	5	\$39,200	
	Broken/Missing Elements, Extent: Light Location: Southeast Mechanical Pena				
Masonry: Brick	10% Now \$8,900	LIFE **			
	Broken/Missing Elements, Extent : Mod Location : Southeast Mechanical Pen				
Plaster	5% Now \$18,200	LIFE **	5	\$1,600	
	Broken/Missing Elements, Extent: Seve	ere, Area Affected : 25%			
	Location: Roof Stairs				
	Cracking/Crumbling, Extent: Severe, A	Irea Affected : 5%			
	Location: Roof Stairs	100 / 1 200/			
	Water Penetration, Extent : Severe, Are Location : Roof Stairs	га Ајјества : 30%			
CCPT/CI 116		1100 **			
SGFT/Glazed Masonry	15% Now \$132,000	LIFE			
	Broken/Missing Elements, Extent: Moa Location: Mezzanine	ierate, Area Affectea : 10%			
	Cracking/Crumbling, Extent: Moderate	a Arag Affactad : 100/			
	Location: Mezzanine	e, Area Affectea . 1070			
Ceilings					
AcousTileSusp.Lay-In	10%	2042 **	5	\$20,500	
Exposed Concrete	20%	LIFE **	5	\$6,400	
	Paint Peeling, Extent : Light, Area Affe Location : Throughout	cted : 5%			
Gypsum Board	60% Now \$26,000	LIFE **	5	\$154,100	
• •	Water Penetration, Extent: Moderate, 2	Area Affected : 5%			
	Location : Mezzanine, Offices				
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Main Gallery Areas				
	Explanation: This Is Actually A Fabr				
Plaster	10%	LIFE **	5	\$12,800	
Site Enclosure					
Fence/Gates	100% Now \$2,600	2027 \$5.100			
Wood	Broken/Missing Elements, Extent: Mod	2027 \$5,100 derate, Area Affected : 10%			
	Location: Throughout	100 1 5007			
	Dry Rot/Decay, Extent : Moderate, Area	a Affected : 50%			
	Location: Throughout	on Affacted , 50/			
	Impact Damage, Extent : Moderate, Ard Location : Throughout	ea Affectea : 5%			
Site Pavements					
Public Sidewalk	1000/	2042 **			
Cast in Place Concrete	100%	2042 **			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	50%		2042	* *			
Pavers/Stone	50%		2038	* *			
Parking/Driveway							
Asphalt	100%		2038	* *			

lectrical	Current Repair	Future	Replacement	M	laintenance					
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
der 600 Volts										
Service Equipment										
Fused Disc Sw	50%	2029	\$21,900	5	\$300					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Electrical Room 2		20.4							
	Explanation: Main Service Switch R		•							
Fused Disc Sw	50%	2055	* *	5	\$300					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Electrical Room 1									
	Explanation : Main Service Switch R	ated At 400	00 Amperes - Rece	ently Inst	alled					
Transformers				_						
Dry Type	100%	2042	* *	5	\$500					
	_	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room 2									
	Explanation: 1,000 Kilovolt-ampere	480/277/1	20 Volts							
Switchgear / Switchboard	450/	2020	#20.200	_	#200					
Fused Disc Sw	45%	2029	\$38,200	5	\$300					
Fused Disc Sw	45%	2055		5	\$300					
	Recent Installation, Extent: Light, Are	а Ајјестеа	: 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, Are	a Affected	: 100%							
	Location: Throughout The Building									
Panelboards	100/	• • • •		_						
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, Are	a Affected	: 100%							
	Location : Throughout The Building									

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Electrical	С	urrent Repair	Future	Replacement	M		
System Component Type		il Date Estimated Cost Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•						
Wiring							
Thermoplastic	50%		2039	* *	1		
Thermoplastic	50%		2055	* *	1		
		ation, Extent : Light, Area Throughout The Building	Affected :	100%			
Motor Controllers							
Locally Mounted	20%		2034	* *	5	\$200	
Motor Control Center	40%		2034	* *	5	\$1,500	
Variable Frequency Drive	40%		2046	* *			
		ation, Extent : Light, Area Iechanical Room	Affected :	100%			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,000	
Stand-by Power							
Transfer Switches							
Automatic		ation, Extent : Light, Area Tectrical Room 1	2046 Affected :	**	1	\$42,200	
Generators	Locuiton . E	Tectrical Room 1					
Diesel	100% Other Observ Location : O	ation, Extent : Light, Area Outside	2042 Affected :	* * 100%	1	\$53,100	
	Explanation	: Emergency Generator R	ated At 36	60 Kilowatts - Red	cently Ins	stalled	
Batteries Lead/Acid	100%		2024	\$1,600	5	\$5,100	
	Recent Install Location: C	ation, Extent : Light, Area Generator	Affected :			42,200	
Fuel Storage							
Main Tank	100% Other Observ Location : C	ation, Extent : Light, Area Putside	2057 Affected :	**	5	\$4,000	
	Explanation	: 275 Gallon Capacity - R	Recently In	stalled			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Current Repair	Future	Replacement	M					
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
T-12 Lamps And Fixtures, Extent : Mod Location : Mechanical Space	erate, Are	a Affected : 100%	ó					
5%	2034	* *	10	\$6,300				
T-8 Lamps And Fixtures, Extent : Mode Location : Mechanical Room	rate, Area	Affected: 100%						
5%	2034	* *	10	\$6,300				
Compact Fluorescent Light, Extent : Mo Location : Lobby	oderate, A	rea Affected : 100)%					
15%	2034	* *	2	\$500				
74%	2037	* *						
Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout Building								
50%	2029	\$96,500	10	\$16,600				
			1					
Recent Installation, Extent : Light, Area Location : Throughout The Building	Affected .	: 100%						
30%	2029	\$11,600	1					
100%	2034	* *						
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Building Façade								
Explanation : Uplight Illuminating Bu	ilding Fac	cade.						
700/								
	2020	* *	1	\$15.400				
			1	\$13,400				
	nyecieu .	10070						
Empiriminon . Celi sui remante cui		comy mountain						
70%								
	2037	* *	1-3	\$25,400				
Location: Throughout The Building								
	be Lights,	Manual Pull Stati	ions, Hoi	rns And Smoke				
	1% 0-2 \$4,600 T-12 Lamps And Fixtures, Extent: Mode Location: Mechanical Space 5% T-8 Lamps And Fixtures, Extent: Mode Location: Mechanical Room 5% Compact Fluorescent Light, Extent: Method Location: Lobby 15% 74% Recent Replace Evident, Extent: Light, Location: Throughout Building 50% 20% Recent Installation, Extent: Light, Area Location: Throughout The Building 30% 100% Other Observation, Extent: Light, Area Location: Uplight Illuminating But 70% 30% Other Observation, Extent: Light, Area Location: Lobby And Hallways Explanation: CCTV Surveillance Can 70% 30% Other Observation, Extent: Light, Area Location: Throughout The Building Explanation: Recently Installed, Strong	1% of Fail Date Estimated Cost Total (Years) 1% 0-2 \$4,600 2039 T-12 Lamps And Fixtures, Extent: Moderate, Are Location: Mechanical Space 5% 2034 T-8 Lamps And Fixtures, Extent: Moderate, Area Location: Mechanical Room 5% 2034 Compact Fluorescent Light, Extent: Moderate, Area Location: Lobby 15% 2034 74% 2037 Recent Replace Evident, Extent: Light, Area Affected Location: Throughout Building 50% 2029 20% 20% Recent Installation, Extent: Light, Area Affected Location: Throughout The Building 30% 2029 100% 2034 Other Observation, Extent: Light, Area Affected Location: Uplight Illuminating Building Facel Explanation: Uplight Illuminating Building Facel Location: Lobby And Hallways Explanation: CCTV Surveillance Cameras - Refected Location: Throughout The Building Explanation: Recently Installed, Strobe Lights,	1% 0-2 \$4,600 2039 ** T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Space 5% 2034 ** T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Room 5% 2034 ** Compact Fluorescent Light, Extent: Moderate, Area Affected: 100% Location: Lobby 15% 2034 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout Building 50% 2029 \$96,500 20% 2064 ** Recent Installation, Extent: Light, Area Affected: 100% Location: Throughout The Building 30% 2029 \$11,600 100% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Front Building Façade Explanation: Uplight Illuminating Building Facade. 70% 30% 2039 ** Other Observation, Extent: Light, Area Affected: 100% Location: Lobby And Hallways Explanation: CCTV Surveillance Cameras - Recently Installed 70% 30% 2037 ** Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: CTTV Surveillance Cameras - Recently Installed	Year Estimated Cost Year Estimated Cost Cycle Total (Years)	No of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)			

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location Other Obs	: #1 Boile ervation, E	Extent : Light, Area	Affected	! : 100%	1	\$101,900	
Steam Boiler	Explana 25% Broken, E	tion : 4 Uni Now	nt - Former Ice Rin. its, One For Dome: \$130,100 ere, Area Affected : nt	2042	-	1	\$30,600	
Distribution Steam Piping/Pump	Location	ervation, E : Through	\$29,600 Extent : Severe, Are out m On Old Pneuma					
Terminal Devices Air Handler Convector/Radiator	80% 20%			2029 2034	\$1,507,300 * *	1 1	\$67,900 \$8,900	
Air Conditioning Energy Source Electricity Conversion Equipment	100%			2045	* *	1		
Centrifugal, Elec Chille	R-134a Re		Extent : Light, Arec se	2032 a Affected	* * d : 100%	1	\$148,500	
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$98,100	2049	* *	4	\$6,800	
	Location Other Obs Location	: Through ervation, E : Through	Extent : Moderate, A	Area Affe	ected : 100%	r Failure	·s	
Terminal Devices Air Handler/Cool/Ht	100%			2034	* *	1	\$84,900	
Heat Rejection Water Cooling Tower			\$101,700 : Moderate, Area A	2027 Affected :	\$508,500	2	\$110,500	
Dehumidifier Generic Ventilation	100%			2027	\$200			
Distribution Ductwork/Diffusers	Malfunctio	-	\$24,700 nt : Moderate, Area s At The Roof	LIFE a Affecte	* * d : 20%	2-5	\$76,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

Mechanical		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	80%			2034	* *	2	\$3,400	
Roof	20%			2034	* *	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$213,400	2059	* *	4	\$13,600	
			Extent : Severe, Ai	rea Affec	ted : 100%			
	Location	: 500 Gali	on					
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%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			Extent : Light, Area	Affected	! : 100%			
		: 1st To 21						
	Explana	tion : 2 Un	its					
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$69,200	
Sprinkler								
No Component	98%							
Generic	2%			2055	* *	1-2	\$800	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$296,500	\$263,300
Interior Architecture		\$616,500
Electrical	\$230,600	\$420,800
Mechanical		\$1,353,600
Total	\$527,000	\$2,654,100
Importance Code A	\$296,500	\$457,100
Importance Code B	\$230,600	\$1,580,500
Importance Code C		\$616,500
Total	\$527,000	\$2,654,100

Total	\$61,500	\$32,100	\$27,300	\$00,500
Total	\$81,300	\$32,100	\$29,500	\$68,300
Site Pavements Elevators/Escalators	\$3,700 \$7,900	\$7,900	\$7.900	\$7,900
Mechanical Site Property	\$10,800	\$12,800	\$12,100	\$16,300
Electrical	\$3,800	\$4,700	\$6,400	\$25,100
Interior Architecture	\$37,200	\$6,700	\$2,400	\$8,600
Exterior Architecture	\$17,900		\$800	\$10,400
EXPENSE	FY 2021	FY 2022	FY 2023	F



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture	Current Ro	epair	Future	Replacement	М	aintenance				
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior										
Exterior Walls										
Cast in Place Concrete	75% Now Cracking/Crumbling, I			* * ected : 2%	5	\$208,500				
	Location: Above Glass Block 1st Floor Horizontal Cracks, Frient: Medorate, Area Affected: 50/									
	Horizontal Cracks, Extent : Moderate, Area Affected : 5% Location : Above Doors At 1st Floor									
	Paint Peeling, Extent: Light, Area Affected: 5% Location: Above Glass Block 1st Floor									
	Water Penetration, Ext Location : Above Do		lrea Affect	ed : 10%						
Metal Panel	10%		2049	* *	5-10	\$38,200				
Window Wall	15% Now	\$8,400	2049	* *	5	\$15,600				
	Water Penetration, Ext Location : North Side	tent : Moderate, A	lrea Affect	red : 5%						
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				
	Other Observation, Extent : Moderate, Area Affected : 100%									
	Location : Over Mez	**								
	Explanation: This C	omponent Is Actu	ally Glass	Panel With Meta	l Frame					
Roof IRMA/Protected Membrane	30% Now	\$5,400	2034	* *						
Wembrane	Vegetation Growth, Ex	tent · Lioht Area	Affected ·	5%						
	Location : Drain At I									
	Water Penetration, Ex	·								
	Location : Over Office		ii ca rijjeci	ca . 570						
Metal Panel	65%		2034	* *	10	\$51,300				
Skylight, Plastic	5% Now	\$4,100	2042	* *	10	Ψ51,500				
ory iight, i tuotie	Glazing Broken/Crack			ected : 2%	1					
	Location : Inner Don	-								
Soffits			-							
Cast in Place Concrete	100%		LIFE	* *	5					
nterior										

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture	Current Repair			Futur	e Replacement	M			
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total	(Years)		FY		(Yrs)			
nterior	•			•					
Floors									
Carpet	30%	Now	\$22,900	2028	\$228,700	3	\$25,800		
		-	-	oderate,	Area Affected : 10	%			
		: In Theat							
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 100%				
		: In Theat							
	_		Ioderate, Area Affe	cted : 50	0%				
	Location	: In Theat	er						
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		
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 5%				
	Location	: Through	out Basement						
Plaster	15%			LIFE	* *	5	\$1,700		
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	ected : 10%		,		
	Location	: Manager	rs Office In Baseme	ent					
Wood	20%	Now	\$9,000	LIFE	* *	5	\$31,000		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%								
	Location: In Theater								
	Deteriorated Finish, Extent: Light, Area Affected: 15%								
	Location: In Theater								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
	Location	: In Cafete	eria						
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 20%				
	Location	: Main Co	rridor						
Ceilings									
AcousTileSusp.Lay-In	10%			2046	* *	5	\$5,700		
	Misaligne	d/Bulging,	Extent : Light, Are	a Affecte	d : 2%				
	Location	Location: Basement							
	Staining/Discoloring, Extent: Light, Area Affected: 5%								
	Location: Basement								
	Water Penetration, Extent: Moderate, Area Affected: 5%								
	Location	: Basemen	t						
Exposed Concrete	15%			LIFE	* *	5	\$1,300		
Exposed Struc: Wood	25%			LIFE	* *				
Gypsum Board	25%			LIFE	* *	5	\$17,900		
	10%			LIFE	* *	5	\$7,200		
Metal Panel	1070					-	Ψ7,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture	Current Re	pair	Futur	e Replacement	M	laintenance				
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Site Enclosure										
Fence/Gates										
Chain Link	100%		2049	* *						
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : South Side	Of Building								
	Explanation: Fence A	Arou <u>nd Chille</u> r U	nit							
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	* *						
	Cracking/Crumbling, E	xtent : Moderate	, Area Aj	ffected : 10%						
	Location: Main Entre	ance								
Parking/Driveway										
Asphalt	100%		2038	* *						
•	Cracking/Crumbling, E		ea Affecto	ed : 10%						
	Location : Throughou	ıt								

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$49,900	3	\$100	
	Other Observation, Extent : Light, Area	ı Affected	! : 100%			
	Location : Electrical Room					
	Explanation: One 600 Amperes					
Transformers						
Dry Type	100%	2027	\$143,300	3	\$300	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Electrical Room					
	Explanation: Two 750 Kilovolt-ampe	re, 4,160	-208/120v			
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	
	Other Observation, Extent : Light, Area	a Affected	! : 100%			
	Location : Electrical Room					
	Explanation: Two 2500 Ampere Main	n Disconn	nect Switches			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2042	* *	5	\$100	
	Other Observation, Extent : Light, .	Area Affected : 10	0%			
	Location: Electrical Room					
	Explanation: One 75 Kilovolt-am	pere And One 50	Kilovolt-ampe	ere 480/2	77hv - 208 Lv	
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	20%	2046	* *			
Drive						
Ground						
Grounding Devices	1000/		di di	_	.	
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches	1000/	20.42	ale ale		#11 000	
Automatic	100%	2042	* *	1	\$11,800	
Generators	1000/	•••	di di		444000	
Diesel	100%	2038	**	1	\$14,800	
	Other Observation, Extent: Light,	Area Affected : 10	0%			
	Location: Outside					
	Explanation: One 218 Kilovolt-a	mpere				
Batteries	1000/	2022	01 (00	-	01.400	
Lead/Acid	100%	2023	\$1,600	5	\$1,400	
Fuel Storage	1000/	2055	ala di	-	01.100	
Main Tank	100%	2057	**	5	\$1,100	
	Other Observation, Extent: Light,	Area Affected : 10	0%			
	Location: Outside					
I jahting	Explanation: 200 Gallon Capaci	ty				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$39,900	10	\$3,500	
	T-12 Lamps And Fixtures, Exten Location : Boiler Room	t : Light, Area Affe	ected : 100%			
Fluorescent	10%	2034	* *	10	\$3,500	
	Other Observation, Extent: Light Location: New Addition Explanation: T-5 Lamps	ht, Area Affected :	100%			
Fluorescent	20%	2034	* *	10	\$7,000	
	T-8 Lamps And Fixtures, Extent Location : Offices	: Light, Area Affec	cted : 100%			
Fluorescent	40%	2029	\$159,800	10	\$14,000	
	Compact Fluorescent Light, Extending Control of Control	ent : Light, Area A	ffected : 100%			
Incandescent	10%	2024	\$39,900	2	\$100	
LED	10%	2037	* *			
Egress Lighting						
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		
Exterior Lighting						
HID	100%	2024	\$150,700	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$4,300	
	Other Observation, Extent : Ligh		100%			
	Location: Hallways, Entrance					
	Explanation: CCTV Surveillar	ice Cameras				
Fire/Smoke Detection	500 /					
No Component	70%	2024	ناد ماد	1.2	⊕= 10 0	
Generic, Digital	30%	2034	* *	1-3	\$7,100	

Mechanical	Current	Repair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS THEATRE IN THE PARK

Asset #: 3008

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	50% Other Observation, Extent: Light, A Location: For New Addition, Base Explanation: 3 Units		**	1	\$9,500	
Hot Water Boiler	50% Other Observation, Extent: Light, A Location: For Old Section, 2nd F Explanation: 3 Units			1	\$9,500	
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$2,800	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	80% 10% 10%	2029 2034 2029	\$420,400 * * \$56,000	1 1 1	\$18,900 \$1,200 \$1,200	
Air Conditioning			420,000		4-,	
Energy Source Electricity	100%	2045	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%	2030	\$397,400	2	\$1,200	
Reciprocating Compr/Chiller	R-134a Refrigerant, Extent : Light, Location : Basement 50% R-134a Refrigerant, Extent : Light,	2034	* *	1	\$8,900	
	Location: Lower Roof					
Distribution CW & CHW Wtr Pipe/Pump	50%	2049	**	4	\$1,400	
No Component Terminal Devices	50%					
Air Handler/Cool/Ht No Component	50% 50%	2029	\$209,600	1	\$11,800	
Heat Rejection Air Cooled Condenser Unit	50%	2034	* *	2	\$13,300	
No Component	50%					
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,300	
Exhaust Fans Interior	95%	2029	\$126,300	2	\$1,100	
Roof	5%	2034	* *	2	\$100	
Plumbing H/C Water Piping	1000/					
Brass/Copper	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Current Rep	air Futur	e Replacement	М	aintenance	
% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2027	\$22,800	2	\$600	
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2034	* *	4	\$1,200	
100%	2034	* *	4	\$2,300	
				•	
100%	2034	* *	1	\$2,300	
				·	
100%					
100%	LIFE	* *			
	0	! : 100%			
Explanation: 2 Units -	1 Passenger, 1 Freight				
100%	2049	* *	1-5	\$19,300	
100%	2049	* *	1-2	\$10,700	
100%	2027	\$27,200	1-3	\$4,000	
	% of Fail Date Est Total (Years) 100%	% of Total (Years) Year FY	% of Total (Years) Estimated Cost FY Estimated Cost FY	% of Total Fail Date Estimated Cost Year Estimated Cost (Yrs)	100% 2027 \$22,800 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 : SNUG HARBOR CULT CNTR BOTN GDN BLDG G

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 36,760 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$747,400	\$148,500
Interior Architecture	\$449,700	\$98,000
Electrical		\$734,800
Total	\$1,197,100	\$981,200
Importance Code A	\$747,400	\$198,400
Importance Code B	\$352,400	\$782,900
Importance Code C	\$97,400	
Total	\$1,197,100	\$981,200

Total	\$236,500	\$15,100	\$136,800	\$18,200
Importance Code C				
Importance Code B	\$187,300	\$15,100	\$136,800	\$18,200
Importance Code A	\$49,200			
Total	\$236,500	\$15,100	\$136,800	\$18,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$36,400	\$7,400	\$73,600	\$6,400
Electrical	\$36,500	\$2,500	\$31,600	\$2,800
Interior Architecture	\$110,500	\$1,400	\$27,600	\$5,100
Exterior Architecture	\$49,200			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Masonry: Brick	100%	LIFE **	5	\$58,800	
Windows Wood	100% Now \$210,000 Air Infiltration, Extent: Moderate, Are Location: G - C Hyphen And Throug Thermally Inefficient, Extent: Moderate Location: G - C Hyphen Split/Cracked, Extent: Moderate, Area Location: G - C Hyphen Other Observation, Extent: Light, Area Location: Hyphen - Interconnecting	hout te, Area Affected : 50% Affected : 50% Affected : 100% Corridor	5	\$89,700	
Parapets	Explanation: Hyphen Is An Exterior	Interconnecting Corridor B	etween B	fuildings	
Metal Cornice	40% Now \$18,600 Punct/Tear/Impact Damage, Extent: M Location: Throughout	2056 ** Ioderate, Area Affected : 30	%		
Metal Rail	10% 0-2 \$2,400 Corrosion/Rusting, Extent: Moderate, Location: Hyphens G - F And G - H, Deteriorated Finish, Extent: Moderate Location: Hyphens G - F And G - H	Throughout	5	\$3,100	
Wood Cornice	50% Now \$28,200 Broken/Missing Elements, Extent: Mod Location: South Wing, Throughout Split/Cracked, Extent: Moderate, Area Location: South Wing		5	\$12,600	
Roof	Zeedanow i South Wing				
Copper/Terne Modified Bitumen	15% 10% Now \$55,100 Gut/DS Non Func/Miss, Extent: Mode. Location: Hyphen G - C Punct/Tear/Impact Damage, Extent: S Location: Throughout		10	\$14,600	1
Single Ply Membrane	75% 2-4 \$482,300 Punct/Tear/Impact Damage, Extent : St Location : Throughout	2038 ** evere, Area Affected : 100%			2

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	Punct/Tea	Now r/Impact D : Through	-	2030 vere, Arc	\$98,100 ea Affected : 100%	3	\$11,100	
Cast in Place Concrete	Broken/M Location Water Pen	: Basemen	xtent : Severe, Are			5	\$16,100	
Ceramic Tile	Broken/M	Now issing Elem	\$148,900 ents, Extent : Seve out	2043 re, Area	* * Affected : 100%	5	\$3,700	
Vinyl Tile	Cracking/ Location Worn/Ero	: Kitchen	: Moderate, Area			3	\$4,100	
Vinyl Tile	15%			2028	\$98,000	3	\$4,100	
Wood	40%			2063	* *	5	\$55,300	
Interior Walls Gypsum Board	_	Progress,	Extent : Light, Are out	LIFE a Affecte	* * d : 100%	5	\$11,600	
Plaster	60%	2-4	\$97,400	LIFE	* *	5	\$11,600	
	Cracking/		Extent : Light, Are		ed : 20%		4-1,000	
Wood	10%			LIFE	* *	5	\$25,900	
Ceilings AcousTileConcealSpLn	_		\$12,400 Extent : Severe, A	2033 rea Affec	* * rted : 30%	5	\$4,600	
Gypsum Board	25%			LIFE	* *	5	\$23,000	
Plaster	65% Cracking/	Now Crumbling, : Attic, Sta	\$65,500 Extent : Moderate iir	LIFE	** ffected : 10%	5	\$29,900	

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$49,900	3	\$100	
	Other Observation, Extent: Model	rate, Area Affecte	ed: 100%			
	Location : Electrical Room					
	Explanation : 4- Main Service D	isconnect Switche	es Rated At 600	Amperes	Each	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100% Other Observation, Extent: Modera Location: Basement Explanation: 4,160/208 Volts	2026 ete, Area Affect	\$143,300 red: 100%	3	\$200	
Feeders	•					
Cable	100%	2027	\$16,100	1		
Raceway Conduit	100%	2028	\$42,700	1		
Inder 600 Volts						
Transformers Dry Type	100% Other Observation, Extent : Modera Location : Electrical Room	2026 ate, Area Affect	\$16,500 red: 100%	5	\$100	
	Explanation: 75 Kilovolt-ampere,	480/277 Volts				
Switchgear / Switchboard Fused Disc Sw	80%	2028	\$61,100	5	\$100	
	Other Observation, Extent : Modera Location : Electrical Room Explanation : 3- Vertical Sections	ite, Area Affeci	ted : 100%			
Fused Disc Sw	20% Other Observation, Extent: Light, A Location: Electrical Room Explanation: 1- Vertical Section	2048 Irea Affected :	**	5		
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 \$2,30 On Extended Life, Extent: Moderate Location: Basement		* * d : 100%	5		
Molded Case Bkrs	65%	2027	\$30,400	5	\$600	
Molded Case Bkrs	25%	2050	**	5	\$200	
Wiring Braided Cloth	40% 2-4 \$21,50		* *	1	4- 00	
210.000	Insulation Aged, Extent : Moderate, Location : Throughout The Buildin	Area Affected	: 100%	-		
Thermoplastic	25%	2054	* *	1		
Thermoplastic	35%	2028	\$18,800	1		
Motor Controllers			,			
Locally Mounted Variable Frequency	50% 50%	2033 2045	* *	5	\$100	
Drive						

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100% 2-4	4 -)	LIFE	* *	5	\$500	
	Other Observation, Ext		ea Affe	cted : 100%			
	Location: Water Mai	•					
.	Explanation : Corrod	ed					
Lighting							
Interior Lighting Fluorescent	45%		2028	\$283,500	10	\$15,200	
Fluorescent	T-12 Lamps And Fixtur					\$13,200	
	Location : Throughou		ше, лг	ей Аујескей . 100%	,		
F1	5%		2020	¢21.500	1.0	¢1.700	
Fluorescent			2028	\$31,500	10	\$1,700	
	Compact Fluorescent L Location : Hallways	igni, Extent : Moad	eraie, A	теа Ајјества : 100	70		
Fluorescent	35%		2036	* *	10	\$11,800	
	T-8 Lamps And Fixture	s, Extent : Light, A	rea Aff	ected : 100%			
	Location : Throughor	t The Building					
Incandescent	10%		2028	\$63,000	2	\$100	
LED	5%		2036	* *			
Egress Lighting							
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		
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2036	**	1-3	\$23,300	
	Other Observation, Ext		ffected	: 100%			
	Location : Throughou	-	11.6.	// D !! 0	1 5		
	Explanation: Strobe	Lights, Manual Pu	ll Statio	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location : Building L					
	Explanation: Steam Fron	ı Power House				
Distribution						
Central Plant Steam	100% Now	\$30,400 2038	* *	4	\$1,800	
Piping/Pmp						
	Leak Evident, Extent: Mod	erate, Area Affected :	5%			
	Location : Supply Line Be	tween Buildings K An	dG			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Terminal Devices	Mechanical	Current Repair	Future Replacement	Maintenance	
Terminal Devices	Component				Priority
Air Handler 60% 2033 ** 1 \$13,600 Convector/Radiator 40% 2041 ** 1 \$4,800 Air Conditioning Energy Source District Chilled Water 100%	Heating	•	•		
Convector/Radiator	Terminal Devices				
Air Conditioning Energy Source District Chilled Water District Chilled Water Distribution CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Cool/Ht Distribution Distribution Distribution Distribution CW & CHW Wtr Pipe/Pump Terminal Devices Air Handler/Cool/Ht Distribution Distribution Ductwork/Diffusers ENature Fans Interior I			2033 **	1 \$13,600	
Energy Source		40%	2041 **	1 \$4,800	
District Chilled Water	Air Conditioning				
Other Observation, Extent: Light, Area Affected: 100% Life * * 1					
Location : Building L Explanation : Chilled Water From Power House	District Chilled Water		2036	1	
Explanation : Chilled Water From Power House			t, Area Affected : 100%		
Distribution CW & CHW Wtr 100% 2038 ** 4 \$2,700 Pipe/Pump 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% 2038 ** 1 Electric 100% 2038 ** 1 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures Generic 100% LIFE ** 1 Fixtures Fixture		_	_		
CW & CHW Wtr 100% 2038 ** 4 \$2,700 Pipe/Pump		Explanation : Chilled Water Fr	om Power House		
Pipe/Pump Terminal Devices Air Handler/Cool/Ht 100% 2033 ** 1 \$22,700		1000/	2020	4 42 500	
Terminal Devices		100%	2038 **	4 \$2,700	
Air Handler/Cool/Ht 100% 2033 ** 1 \$22,700					
Ventilation		1000/	2022 **	1 022 700	
Distribution		100%	2033	1 \$22,700	
Ductwork/Diffusers 100%					
Exhaust Fans		100%	1100 **	2.5 \$20.500	
Interior 100% 2033 ** 2 \$1,100		100%	LIFE	2-3 \$20,300	
Plumbing		100%	2022 **	2 \$1.100	
H/C Water Piping Brass/Copper 100% 2038 ** 1		10070	2033	2 \$1,100	
Brass/Copper 100% 2038 ** 1					
Water Heater 100% 2023 \$31,600 4 \$200		100%	2038 **	1	
Electric		10070	2030	1	
Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Providing Hot Water To Adjacent Building As Well. Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures Generic 100% Vertical Transport Elevators Hydraulic 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler		100%	2023 \$31,600	4 \$200	
Location : Basement Explanation : Providing Hot Water To Adjacent Building As Well. Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Fixtures Generic 100% Vertical Transport Elevators Hydraulic 100% LIFE ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500	Dicettie			1 φ200	
Sanitary Piping Cast Iron 100% LIFE ** 1		_	,,,,		
Sanitary Piping Cast Iron 100% LIFE ** 1		Explanation: Providing Hot Wo	ater To Adjacent Building As Well	!.	
Cast Iron 100%	Sanitary Piping	1 3	, ,		_
Storm Drain Piping Cast Iron 100% LIFE * * 1		100%	LIFE **	1	
Cast Iron 100% LIFE *** 1	Storm Drain Piping				_
Fixtures Generic 100% Vertical Transport Elevators Hydraulic 100% Location : Basement To 3rd Floor Explanation : One Unit Fire Suppression Standpipe Generic 100% Sprinkler		100%	LIFE **	1	
Generic 100% Vertical Transport Elevators Hydraulic 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler					_
Vertical Transport Elevators Hydraulic 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler		100%			
Elevators Hydraulic 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler	Vertical Transport				
Hydraulic 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler	*				
Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 3rd Floor Explanation: One Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler		100%	LIFE **		
Explanation : One Unit Fire Suppression Standpipe Generic 100% 2038 * * 1-5 \$18,500 Sprinkler	•	Other Observation, Extent : Light	t, Area Affected : 100%		
Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$18,500 Sprinkler		Location: Basement To 3rd Flo	oor		
Standpipe Generic 100% 2038 * * 1-5 \$18,500 Sprinkler		Explanation: One Unit			
Generic 100% 2038 ** 1-5 \$18,500 Sprinkler	Fire Suppression				
Sprinkler					
		100%	2038 **	1-5 \$18,500	
Generic 100% 2038 ** 1-2 \$10,300					
	Generic	100%	2038 **	1-2 \$10,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR BOTN GDN BLDG G

Asset #: 2413

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Chemical System						
Generic	100%	2023	\$27,200	1-3	\$3,700	
	Dry System, Extent : Light, Area Affect	ed : 100%	Ó			
	Location: Kitchen					
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Kitchen					
	Explanation: The Kitchen Is Under C	Construction	on.			

Maintenance \$ are aggregated over a ten-year 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 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$48,600
Mechanical	\$41,100	
Total	\$41,100	\$48,600
Importance Code B	\$41,100	\$48,600
Total	\$41,100	\$48,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,700			
Interior Architecture	\$700			\$100
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$300	\$200	\$21,100	\$200
Total	\$20,000	\$600	\$21,400	\$600
Importance Code A	\$19,000	\$200	\$19,800	\$200
Importance Code B	\$900	\$400	\$1,600	\$400
Importance Code C	\$200			
Total	\$20,000	\$600	\$21,400	\$600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	90%	4+	\$6,800	2041	* *	5	\$15,500	
		ssing Elem : Front Fa	ents, Extent : Mod icade	erate, Ar	ea Affected : 2%			
Wood Overhead Doors	10%			2041	* *	5	\$3,400	
Windows								
Aluminum	5%			2044	* *	5		
No Component	95%							
Roof								
Metal Panel	100%			2041	* *	10	\$10,200	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
Vinyl Tile	15%	2-4	\$300	2033	* *	3	\$300	
	_	Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 15%			
Interior Walls								
Gypsum Board	10%	2-4	\$200	LIFE	* *	5	\$200	
31	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 20%			
	Location	: Through	out					
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	\$500	
Exposed Struc: Steel	90%			LIFE	* *	-	40	
Site Pavements								
On-Site Walkways								
Asphalt	100%			2037	* *			

lectrical	Current Repair	Future Replacem	ent	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%	Ó			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ted At 225 Amperes				
Transformers						
Dry Type	100%	2033	* *	5		
	Other Observation, Extent: Moderate, A	Area Affected : 100%	ó			
	Location: Electrical Room					
	Explanation: One 75 Kilovolt-ampere	480-208/120v				
Raceway						
Conduit	100%	2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Electrical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-8 Lamps And Fixtures, E	Extent : Moderate, Are	a Affected : 100%			
	Location : Garage					
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	
	Other Observation, Extent	***	ected : 100%			
	Location : Throughout T	he Building				
	Explanation : Strobe Lig	hts, Smoke Detectors,	Manual Pull Statio	on And A	larm Bells	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	25%	2048 **	1	
Natural Gas	75%	2048 **	1	
Conversion Equipment				
Furnace	75%	2028 \$7,800	1 \$1,700	
	Other Observation, Extent : Light, Ar	ea Affected : 75%		
	Location: 1st Floor			

2023

2044

\$19,500

2

1

\$500

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Explanation: One Unit

25%

25%

75%

Radiant Heater

No Component

Air Conditioning Energy Source Electricity

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Interior Pkg Unit - Cooling	25%		2022	\$41,100	2	\$100	
		ant, Extent : Light, Area A Unit On Top Of Office	ffected :	25%			
No Component	75%						
Distribution							
Ductwork/Diffusers	25%		LIFE	* *	2	\$1,500	
No Component	75%						
Ventilation							
Exhaust Fans							
Wall Unit	25%		2028	\$400	2		
No Component	75%						
Plumbing							
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%						

Maintenance \$ are aggregated over a ten-year 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 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	
Total	\$51,500	
Importance Code A	\$51,500	
Total	\$51,500	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,200			
Interior Architecture	\$700			
Electrical				
Mechanical	\$200	\$200	\$10,700	\$300
Total	\$21,200	\$200	\$10,700	\$300
Importance Code A	\$20,300	\$100	\$100	\$100
Importance Code B	\$900	\$100	\$10,600	\$100
Total	\$21,200	\$200	\$10,700	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	200/		LIEE	* *	_	\$6.100	
Cast in Place Concrete Glass: Special Gauge	30% 55% 2-4	\$51,500	LIFE LIFE	* *	5 1	\$6,100	
Glass. Special Gauge	Broken/Missing Elemen			ected : 10%	1		
	Location : Throughor		33				
	Other Observation, Ext	tent : Moderate, .	Area Affec	ted : 10%			
	Location: Various						
	Explanation: Rusting		reen House	Framing			
Masonry: Brick	15% 4+	\$1,000	LIFE	* *	5	\$600	
	Cracking/Crumbling, E	_		l : 5%			
W. 1	Location : Front Of E	Brick Building Ab	ove Door				
Windows Aluminum	5%		2044	* *	5		
Metal Louvers	5% 2-4		2044	* *	3		
Wictai Louveis	Broken/Missing Elemen	nts. Extent : Ligh		fected : 10%			
	Location : Throughor	_	.,				
No Component	90%						
Roof							
Slate	10% 2-4	\$300	LIFE	* *			
	Broken/Missing Element Location : Roof	nts, Extent : Mod	lerate, Are	a Affected : 5%			
Sloped Glazing	90% 0-2	\$18,900	LIFE	* *	5	\$20,700	
	Broken/Missing Element Location : Throughou	_	t, Area Aff	ected : 10%			
Interior							
Floors	200/ 2.4	¢200	LIEE	* *	-	¢400	
Cast in Place Concrete	20% 2-4 Misaligned/Bulging, Ex	\$200 rtant : Light Ara	LIFE		5	\$400	
	Location : Entrances	-					
Panel/Paver: Cer/Brk	20% 2-4	\$500	2036	* *	5	\$200	
ranel/raver. Cel/BIK	Misaligned/Bulging, Ex	*			3	\$200	
	Location : Throughou		111 cu 11jje	cica . 1070			
No Component	60%	<u> </u>					
Ceilings	0070						
Gypsum Board	10% 4+	\$100	LIFE	* *	5	\$100	
• •	Cracking/Crumbling, E	Extent : Light, Ar	ea Affected	d : 10%			
	Location : Throughor	ıt					
No Component	90%						
Site Pavements							
On-Site Walkways	1000/		202-				
Pavers/Stone	100%		2037	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Electrical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5		
	Other Observation, Extent : Mod	lerate, Area Affected :	100%			
	Location : Mechanical/Electric	cal Room				
	Explanation : Main Service Dis	sconnect Switch Rated	! At 200 Amp	eres		
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	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Boiler Room					
HID	90%	2028	\$18,400	10	\$100	

Mechanical	Current Repair Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,200	
	Other Observation, Extent: Light,	Area Affected : 10	0%			
	Location : Boiler Room					
	Explanation: (2) Gas Fired Hot	Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$100	
Terminal Devices						
Convector/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		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Cui	rrent Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic 100%

Other Observation, Extent: Light, Area Affected: 100%

Location: Utility Room Explanation: Slop Sink

^{**} 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	
Total	\$298,600	\$72,600
Importance Code A	\$146,300	\$72,600
Importance Code B	\$152,400	· ·
Total	\$298,600	\$72,600

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	
Total	\$10,600		\$2,800	\$1,200
Importance Code A	\$9,100		\$100	\$1,100
Importance Code B	\$1,500		\$2,700	\$100
Total	\$10,600		\$2,800	\$1,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN

Asset #: 13388

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Cast in Place Concrete		4+ ling, Extent	\$42,700 : Moderate, Area	LIFE Affected	**: 2%	5	\$72,600	
Wood	20%			2041	* *	5	\$18,100	
Windows	2070			2011			Ψ10,100	
Wood No Component	5% 95%			2044	* *	5	\$2,200	
Roof								
Clay Tile	Broken/M	Now issing Elem : Through	\$103,600 nents, Extent : Ligh out	2048 t, Area A	* * Iffected : 20%			
Interior								
Floors								
Cast in Place Concrete	Cracking/ Location Spalling, I	: Through	derate, Area Affect		-	5	\$3,000	
Panel/Paver: Cer/Brk	Cracking/	Now Crumbling,	\$152,400 Extent : Moderate out	2044 e, Area A	* * ffected : 20%	5	\$14,000	
	Misaligne Location	d/Bulging, : Through	Extent : Moderate,					
		: Through						
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Site Pavements								
On-Site Walkways Pavers/Stone	100%			2037	* *			
1 avers/ stone	10070			2031				

Electrical	Current Repair	Future R	eplacement	М			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2048	* *	5	\$200		
	Other Observation, Extent : Light, Area	Affected: 1	00%				
	Location : Electrical Room						
	Explanation: Main Service Disconnec	t Switch Rai	ted At 150 Amp	eres			
Transformers							
Dry Type	100%	2041	* *	5			
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: One 75 Kilovolt-ampere	408hv-208/	120lv				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN

Asset #: 13388

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%						

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Maintenance \$ are aggregated over a ten-year 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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$200			
Interior Architecture	\$13,300			
Electrical	\$200	\$100	\$12,200	\$200
Mechanical	\$200	\$200	\$2,500	\$300
Total	\$14,000	\$400	\$14,800	\$500
Importance Code A	\$400	\$100	\$200	\$100
Importance Code B	\$12,600	\$200	\$14,600	\$400
Importance Code C	\$1,000			
Total	\$14,000	\$400	\$14,800	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Architecture		Current F	Repair	Future Replacement		M	aintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	* *	5	\$7,000		
Windows									
Wood	100%	4+	\$200	2044	* *	5	\$700		
		0	ents, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location	: Through	out						
Parapets									
Wood Cornice	100%			2048	* *	5-10			
Roof									
Copper/Terne	50%			2056	* *	10	\$8,400		
Slate	50%			LIFE	* *				
Soffits						_			
Wood	100%			2041	* *	5			
terior									
Floors	50 /			LIDE	* *	-	# 400		
Cast in Place Concrete	5%	2.4	# 400	LIFE	* *	5	\$400		
Ceramic Tile	5%	2-4	\$400	2037		5	\$100		
	_	crumbung, : Through	Extent : Light, Ard out	га Ајјеси	ea : 5%				
Wood	90%	4+	\$11,900	2056	* *	5	\$3,000		
		ed Finish, I : Through	Extent : Light, Ared	a Affecte	d : 5%				
Interior Walls									
Gypsum Board	100%	2-4	\$1,000	LIFE	* *	5	\$2,600		
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 2%				
	Location	: Through	out						
Ceilings									
Gypsum Board	100%			LIFE	* *	5	\$4,400		
te Enclosure									
Fence/Gates									
Iron Picket	100%			2048	* *				
te Pavements									
On-Site Walkways									
Pavers/Stone	100%			2037	* *				

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts			•			
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affecte	ed : 100%			
	Location: Basement					
	Explanation : No Available Nameplate	Rating Ca	ıpacity			
Raceway						
Conduit	100%	2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Electrical	Current F	Nepali	Future Replacement		Future Replacement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
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	
	Compact Fluorescent	0	oderate, 2	Area Affected : 100)%		
	Location: Basemen	t					
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	
-	Other Observation, E Location : Through	_	Affected	! : 100%			
	Explanation : Strob	-	Pull Stati	one Alarm Rolls C	moka Da	tactors And Howns	

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,300	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$100	
Terminal Devices						
Convector/Radiator	100%	2033	* *	1	\$900	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%		2023	\$600	1		
No Component	90%						
Plumbing							
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%						

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,616,600	
Interior Architecture	\$1,371,400	
Electrical	\$456,300	\$81,800
Mechanical		\$362,900
Site Pavements	\$132,300	
Total	\$4,576,500	\$444,800
Importance Code A	\$2,616,600	
Importance Code B	\$1,656,700	\$444,800
Importance Code C	\$303,200	
Total	\$4,576,500	\$444,800

Importance Code C	\$67,600 \$28,500	\$3,200	\$10,800	\$2,900
Importance Code A Importance Code B	\$7,200 \$67,600	\$3,200	¢10.800	\$2,000
Total	\$103,400	\$3,200	\$10,800	\$2,900
Site Pavements	\$28,500			
Site Enclosure	\$31,900			
Mechanical	\$4,400	\$2,600	\$4,900	\$2,200
Electrical	\$31,300	\$600	\$5,900	\$700
Interior Architecture				
Exterior Architecture	\$7,200			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

rchitecture	Current Repair	Future Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	750/ 37		_	#22.200	
Masonry: Brick	75% Now \$1,138,800 Diagonal Cracks, Extent: Moderate, Art Location: Corners	LIFE ** ea Affected : 30%	5	\$33,300	
	Jnt Mortar Miss/Erod, Extent : Severe, A Location : Throughout	Area Affected : 70%			
Masonry: Limestone	25% Now \$687,300 Cracking/Crumbling, Extent: Severe, An Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate Location: North Facade		5	\$8,300	1
Windows					
Wood	100% 2-4 \$194,700 Air Infiltration, Extent: Moderate, Area Location: Throughout Deteriorated Finish, Extent: Moderate, Location: Throughout		5	\$30,600	
	Thermally Inefficient, Extent: Moderate Location: Throughout				
	Split/Cracked, Extent : Moderate, Area A Location : Throughout	Affectea : 50%			
Parapets	Bootion : 1111 oughour				
Metal Rail	5% 4+ \$1,900 Corrosion/Rusting, Extent : Moderate, A Location : Throughout	2041 ** lrea Affected : 40%	5	\$1,100	
Wood Cornice	95% Now \$142,500 Deteriorated Finish, Extent: Severe, Are Location: Throughout Paint Peeling, Extent: Severe, Area Affe Location: Throughout Split/Cracked, Extent: Severe, Area Affe Location: Throughout	ected : 90%	5	\$17,600	1

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset #: 2414

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Metal Panel	8% 2-4 \$5,300 Corrosion/Rusting, Extent : Moderate, Location : Throughout	2041 ** Area Affected : 20%			
Modified Bitumen	10% 2-4 \$40,000 Punct/Tear/Impact Damage, Extent : S Location : Throughout	2038 ** evere, Area Affected : 100%			2
Single Ply Membrane	80% 0-2 \$373,200 Punct/Tear/Impact Damage, Extent: N Location: Main Roof Seams Open/Split, Extent: Moderate, A Location: Main Roof Water Penetration, Extent: Moderate, Location: Second Floor	Area Affected : 15%	%		
Skylight, Metal/Glass	2%	2048 **	10	\$1,700	
Soffits Masonry: Limestone	100% 2-4 \$40,100 Jnt Mortar Miss/Erod, Extent : Modera Location : Entrance	LIFE ** ate, Area Affected : 20%	5	\$600	
Interior					
Floors Wood	50% Now \$687,600 Broken/Missing Elements, Extent: Sev Location: Basement Dry Rot/Decay, Extent: Severe, Area A Location: Basement		5	\$17,200	
Wood	50% 4+ \$275,000 Deteriorated Finish, Extent : Severe, A Location : 1st Floor	2063 ** rea Affected : 90%	5	\$17,200	
Interior Walls					
Plaster	50% Now \$171,000 Broken/Missing Elements, Extent: Sev Location: Throughout Cracking/Crumbling, Extent: Moderat Location: Basement And Throughout	e, Area Affected : 50%	5	\$5,600	
Plaster	50%	LIFE **	5	\$5,600	
Ceilings Plaster	20% 0-2 \$73,600 Cracking/Crumbling, Extent: Severe, A Location: Throughout	LIFE ** Area Affected : 60%	5	\$4,600	
Plaster	30% Now \$164,200 Broken/Missing Elements, Extent: Sev Location: Basement Cracking/Crumbling, Extent: Severe, A Location: Basement		5	\$6,900	
	50%	LIFE **	5	\$11,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Enclosure				
Retaining Walls				
Masonry: Brick	100% 2-4 \$31,900	2054 **		
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 30%		
	Location : Various			
	Jnt Mortar Miss/Erod, Extent : Severe,	Area Affected : 80%		
	Location: Various			
Site Pavements				
On-Site Walkways				
Masonry: Granite	50% 2-4 \$132,300	LIFE **		
•	Jnt Mortar Miss/Erod, Extent : Severe,	Area Affected : 60%		
	Location: Entrance Steps			
	Vegetation Growth, Extent: Moderate,	Area Affected : 20%		
	Location : Entrance Steps			
Pavers/Stone	50% 2-4 \$28,500	2041 **		
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 10%		
	Location: Various			
	Misaligned/Bulging, Extent: Moderate	, Area Affected : 10%		
	Location : Various			

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$83,200	2058	* *	5		
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	ed: 100%			
	Location	: Basement						
	Explanat	ion : Obsole	ete Equipment An	d On Ext	ended Life			
Raceway								
Conduit	90%			2028	\$36,000	1		
Conduit	10%			2038	* *	1		
Panelboards								
Fused Toggle Switch	90%	0-2	\$30,500	2053	* *	5	\$200	
	On Extend	ed Life, Ext	ent : Severe, Area	Affected	! : 100%			
	Location	: Througho	ut The Building					
Molded Case Bkrs	10%			2036	* *	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$52,600	2053	* *	1		
	Insulation	Aged, Exter	nt : Moderate, Are	a Affecte	ed : 100%			
		-	ut The Building					
Thermoplastic	10%			2038	* *	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Electrical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	10%		2023	\$45,800	10	\$2,300	
		ixtures, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location : Basem	ent					
Fluorescent	10%		2028	\$45,800	10	\$2,300	
	Compact Fluoresco	ent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
	Location: Hallw	ays					
Incandescent	60%		2023	\$274,800	2	\$300	
LED	20%		2036	* *			
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$3,000	
Exit, Service	50%		2033	* *	1		
Alarm							
Security System							
No Component	70%						
Generic	30%		2033	* *	1	\$2,400	
	Other Observation	, Extent : Light, Area	Affected	l : 100%			
	Location : Hallw	2					
	Explanation : CC	TV Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2033	* *	1-3	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Hallw	2					
	Explanation : Str	obe Lights, Alarm Be	lls, Man	ual Pull Stations, S	Smoke De	etectors And Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent : Light, Arc	ea Affected :	100%			
	Location : Building L					
	Explanation : Steam From Power H	ouse				
Distribution						
Steam Piping/Pump	100%	2038	* *			
Terminal Devices						
Convector/Radiator	100%	2026	\$139,700	1	\$7,900	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2026	\$114,500	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset #: 2414

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
	Blockage /C	logged, Exte	ent : Moderate,	Area Affe	ected : 15%			
	Location:	Side Yard, I	Roof Gutters					
Fire Suppression								
Standpipe								
Generic	100%			2028	\$108,700	1-5	\$12,400	
Sprinkler								
Generic	100%			2038	* *	1-2	\$6,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total	\$695,100	\$262,400
Importance Code A	\$695,100	\$39,900
Importance Code B		\$222,600
Total	\$695,100	\$262,400

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
Total	\$20,500	\$10,200	\$54,100	\$11,500
Importance Code A			\$900	
Importance Code B	\$15,400	\$10,200	\$53,200	\$11,500
Importance Code C	\$5,100			
Total	\$20,500	\$10,200	\$54,100	\$11,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Architecture	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	80% 0-2 Cracking/Crumbling, Ex Location : Throughout	xtent : Light, Area	LIFE <i>Affecte</i>	* * ed : 10%	5	\$29,300	
	Jnt Mortar Miss/Erod, E Location : Various	Extent : Moderate,	Area A	Iffected : 15%			
Masonry: Limestone	20% 2-4 Cracking/Crumbling, Ex Location: Throughout Jnt Mortar Miss/Erod, I Location: Front Eleva	xtent : Light, Area t Extent : Moderate,			5	\$5,500	
Windows							
Wood	2% Recent Replace Evident, Location : Throughout	Extent : Light, A	2053 rea Affe	* * ected : 100%	5	\$1,300	
Wood	98% 2-4 Ctrwt/Balnc Not Funct, Location: Outside Fin Deteriorated Finish, Ex. Location: Throughout	Extent : Severe, A nish tent : Moderate, A			5	\$30,600	
Parapets							
Metal Rail Roof	100%		2045	* *	5-10	\$65,700	
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	
·	Recent Replace Evident, Location : Throughout	_	rea Affe	ected : 100%			
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+ Jnt Mortar Miss/Erod, I Location : Various Vegetation Growth, Ext	Extent : Moderate,					
	Location : Various		JJ - 3 1 2 6	*/ *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Electrical	Current Repa	ir Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment	1000/	2040	* *	_	Φ.(0.0		
Molded Case Bkrs	100% Other Observation, Extend Location: Electrical Roc Explanation: Main Serv	om	: 100%	5 eres.	\$600		
Switchgear / Switchboard	•						
Molded Case Bkrs	100% Other Observation, Extend Location: Electrical Roc Explanation: 1- Vertica	om	* *	5	\$600		
Raceway							
Conduit	100%	2048	* *	1			
Panelboards							
Fused Disc Sw	5%	2044	* *	5			
Molded Case Bkrs	95%	2044	* *	5	\$600		
Wiring Thermoplastic	100%	2048	* *	1			
Motor Controllers							
Locally Mounted	100%	2041	* *	5	\$200		
Ground Grounding Devices Not Accessible	100%						
Lighting							
Interior Lighting	100/	2022	* *	1.0	Φ2 100		
Fluorescent	10% T-8 Lamps And Fixtures, I Location : Offices	2033 Extent : Light, Area Afj		10	\$2,100		
Fluorescent	60%	2033	* *	10	\$12,300		
	Compact Fluorescent Ligh Location : Throughout T	-	Affected : 100%				
Incandescent	30%	2033	* *	2	\$200		
Egress Lighting							
Emergency, Battery	50%	2033	* *	10	\$2,400		
Exit, Service	50%	2033	* *	1			
Exterior Lighting							
Incandescent	10%	2033	* *	2			
No Component	90%						
Alarm							
Security System							
No Component	70%						
Generic	30% Other Observation, Extend Location: Hallways Explanation: CCTV Sur		**	1	\$2,500		
	Explanation . CCT v Sur	remance Cumerus					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$14,200	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location: Throughout The Building	•		
	Explanation: Strobe Lights, Manua	l Pull Station , Alarm Bells, S	Smoke Detectors And Horns	

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	ı							
Energy Source								
Plant Campus Steam / PRV	100%			2038	* *	1		
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Building	L					
	Explana	ion : Stean	ı From Power Hou	se				
Distribution								
Steam Piping/Pump	100%			2048	* *			
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$7,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	r 75%			2037	* *	1	\$18,200	
5 ,		gerant, Ext	ent : Light, Area A		100%		, ,, ,,	
	-	_	t In Basement					
Interior Pkg Unit - Cooling	25%			2029	\$222,600	2	\$300	
	Location	: Basemen		Affected	! : 25%			
	Explana	ion : 2 Uni	ts. 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%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$8,700	
No Component	30%						
Exhaust Fans							
Interior	70%		2033	* *	2	\$500	
Roof	30%		2028	\$11,900	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	100%		2026	\$21,000	4	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron			\$2,500 LIFE	* *	1		
		Clogged, Extent : M		fected : 10%			
	Location	: Side Yard And Gi	itters				
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : L		d : 10%			
	Location	: Basement, L, 1, 2	, 3 Floor				
	Explana	tion : 1 Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2048	* *	1-2	\$6,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$47,000
Interior Architecture	\$2,218,000	
Mechanical	\$622,500	
Total	\$2,840,500	\$47,000
Importance Code A		\$47,000
Importance Code B	\$2,496,400	·
Importance Code C	\$344,200	
Total	\$2,840,500	\$47,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$45,700	\$1,400	\$42,200	\$14,800
Importance Code A			\$40,400	\$13,300
importance code A			\$40,400	\$13,300
Importance Code B	\$38,300	\$1,400	\$1,800	\$13,300
-	\$38,300 \$7,400	\$1,400	+ -,	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Architecture		Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•							•
Exterior Walls								
Cast 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%	ı		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		
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Wood	95%	Now	\$1,320,600	2068	* *	5	\$33,100	
		issing Elem n : Througho		lerate, Ar	ea Affected : 10%			
		ted Finish, 1 1 : Througho	Extent : Severe, Ar out	ea Affect	ted : 100%			
		ar/Impact Do n : Througho	-	oderate,	Area Affected : 20	%		
		servation, E. n : Througho	xtent : Severe, Are out	ea Affecte	ed : 100%			
		_	Building Is Not Oc	cunied				
Interior Walls								
Plaster	100%	Now	\$344,200	LIFE	* *	5	\$11,300	
1 100001			Extent : Severe, A		cted : 100%	Ü	Ψ11,500	
	_	ı : Througho		33				
Ceilings								
Plaster	100%	Now	\$553,200	LIFE	* *	5	\$23,200	
Tiaster			ents, Extent : Seve		Affected : 50%	J	Ψ23,200	
		ı : Througho		-,	33			
		_	ctent : Moderate, 2	Area Affe	ected · 50%			
		ı : Second F		1, 00, 11,,, 0				
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	* *			
Site Pavements	10070							
On-Site Walkways								
Pavers/Stone	100%	4+	\$7,400	2041	* *			
	100/0							
	Vegetatio	n Growth, E	xtent : Moderate,	Area Aff	ected : 5%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	10%			2038	* *	1		
No Component	90%							
Panelboards								
Fused Disc Sw	5%			2036	* *	5		
Molded Case Bkrs	5%			2036	* *	5		
No Component	90%							
Wiring								
Thermoplastic	10%			2038	* *	1		
No Component	90%							
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$22,800	10	\$1,100	
	Compact F	luorescent Lig	ght, Extent : Mo	oderate, 1	Area Affected : 100	0%		
	Location	: Basement						
Incandescent	5%			2028	\$22,800	2		
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%	Now	\$28,700	2038	* *	1-3	\$1,400	
_	Other Obse	ervation, Exte	nt : Severe, Are	a Affecte	ed : 100%			
	Location	: Hallways						
	Explanati	ion : Not Fund	ctional					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2038 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Building L			
	Explanation: Steam Comes From Pow	ver House. This Building Is	Not Occupied	
Distribution				
Steam Piping/Pump	100% 0-2 \$114,900	2058 **		
1 2 1	Corroded, Extent : Severe, Area Affected	d: 70%		
	Location: Throughout Basement			
	On Extended Life, Extent : Severe, Area	Affected: 100%		
	Location: Throughout Basement			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Mechanical	Current Rep	oair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Convector/Radiator	100% 0-2	\$139,100	2048	* *	1	\$7,100	
	On Extended Life, Exten		rea Affect	ed : 100%			
	Location: Throughout Other Observation, Exte		Araa Affa	etad : 100%			
	Location: Throughout		нгеи Ајјес	nea . 10070			
	Explanation : Antique		oinal Eau	inment			
Air Conditioning	Explanation : Illitique	Tuatators Orig	smar Bqu	ipment			
Energy Source							
District Chilled Water	100%		2048	* *	1		
	Other Observation, Exte	ent : Light, Area	Affected .	100%			
	Location: Basement						
-	Explanation: District	Chilled Water H	las Been I	Piped Into Buildin	g For Fi	iture Construction	
Plumbing							
H/C Water Piping Galvanized Steel	100% 0-2	¢114.000	2048	* *	1		
Garvanized Steer	Corroded, Extent: Mod	\$114,000 erate Area Affei		6	1		
	Location: Basement L	-	cieu . 707	o .			
	On Extended Life, Exten		Affected	: 100%			
	Location : Throughout		55				
Sanitary Piping							
Cast Iron	100% Now	\$9,500	LIFE	* *	1		
	Blockage /Clogged, Exte			d: 10%			
	Location : South Outsi	de Of The Build	ing				
Storm Drain Piping				* *			
Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						
Generic	Abandoned in Place, Ex	tent · Severe Ar	ea Affecti	ed · 100%			
	Location: Throughout		ей Ајјеси	ги . 100/0			
Fire Suppression							
Sprinkler							
Generic	100% Now	\$254,500	2058	* *	1-2	\$5,900	
	Corroded, Extent : Seve		d: 100%				
	Location: Throughout						
	Other Observation, Exte		a Affected	l : 100%			
	Location: Throughout						
	Explanation: Obsolete	e System.					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$482,500	\$595,200
Interior Architecture	\$265,900	
Electrical		\$508,400
Mechanical		\$134,000
Total	\$748,400	\$1,237,500
Importance Code A	\$482,500	\$595,200
Importance Code B	\$212,900	\$642,400
Importance Code C	\$53,000	·
Total	\$748,400	\$1,237,500

Total	\$45,900	\$7,500	\$56,500	\$12,500
Importance Code C	\$13,800			
Importance Code B	\$14,500	\$7,500	\$40,100	\$12,500
Importance Code A	\$17,700		\$16,300	
Total	\$45,900	\$7,500	\$56,500	\$12,500
Mechanical	\$4,300	\$4,100	\$14,500	\$5,200
Electrical	\$2,000	\$2,300	\$25,700	\$1,800
Interior Architecture	\$22,100	\$1,100		\$5,400
Exterior Architecture	\$17,700		\$16,300	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$41,700	
Windows								
Aluminum	Broken/Miss Location :	Sub-cello	\$17,700 ents, Extent : Mod ur		* * ea Affected : 2%	5	\$200	
Wood	Location: Dry Rot/Dec Location: Glazing Bro	d Finish, A Through Cay, Exter Various Oken/Crac	nt : Severe, Area A ked, Extent : Mode	ffected :	30%	5	\$38,400	1
	Location :	Through	out					
Parapets	7 00/			2055	.a. •	10	00.100	
Metal Cornice	50%			2056	* *	10	\$9,100	
Wood Cornice	50%			2038	* *	5-10	\$37,200	
Roof Single Ply Membrane	100% Gut/DS Non Location :	i Func/Mi	\$257,500 ss, Extent : Moder out	2028 ate, Area	\$515,000 a Affected : 70%			
nterior								
Floors								
Carpet	15%			2027	\$89,300	3	\$13,400	
Ceramic Tile	5%			2037	* *	5	\$2,200	
Vinyl Tile	Location : Worn/Erode	rumbling, South Ex ed, Extent	\$146,800 Extent : Moderate it And Throughout : Moderate, Area it And Throughout	Affected	-	3	\$6,200	
Wood	43% Broken/Miss Location:	Now sing Elem Through d Finish,	\$66,200 ents, Extent : Mod out Extent : Moderate,	2043 erate, Ar		5	\$18,000	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,200	
Gypsum Board	15%			LIFE	* *	5	\$3,900	
Masonry: Brick	10% Spalling, Ex Location :	ctent : Mo	\$53,000 derate, Area Affect ment	LIFE ted : 40%	* *		•	
Plaster		tration, E	\$12,700 xtent : Moderate, 2 it, Throughout	LIFE Area Affe	* * ected : 20%	5	\$9,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F

Asset #: 2392

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%			2045	* *	5	\$33,600	
Plaster	40%	4+	\$4,900	LIFE	* *	5	\$11,200	
		etration, E. : 1st Flooi	xtent : Moderate, 2	1rea Affe	cted : 2%			
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	* *			

Electrical		Current Repair	Futu	re Replacement	M	aintenance	Priorit
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	30%		2045	* *			
Drive							
_ighting							
Interior Lighting							
Fluorescent	25%		2028	\$128,100	10	\$6,900	
		os And Fixtures, Extent : Mo : 2nd Floor	derate, Ar	rea Affected : 100%	ó		
Fluorescent	8%		2028	\$41,000	10	\$2,200	
Fluorescent	55%		2036	**	10	\$15,100	
	•	s And Fixtures, Extent : Light : Throughout The Building	t, Area Af	fected : 100%		, ,, ,,	
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Surve	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$288,100	1-3	\$16,400	
_	Other Observation, Extent:	Moderate, Area Affected	: 100%			
	Location : Throughout The	e Building				
	Explanation : Smoke Dete	ctors, Alarm Bells, Manu	al Pull Station	s, Strobe	Lights And Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Building L	0				
	Explanation : Steam Fron	n Power House				
Conversion Equipment Heat Exchanger, Shell & Tube	100%	2041	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Basement	0 - 30				
	Explanation: 1 Unit					
Distribution	<u> </u>					
Hot Wtr Piping/Pump	100%	2036	* *	4	\$1,500	
Terminal Devices						
Air Handler	60%	2036	* *	1	\$11,100	
Convector/Radiator	40%	2026	\$62,500	1	\$3,900	
Air Conditioning						
Energy Source						
District Chilled Water	25%	2038	* *	1		
	Other Observation, Extent Location: Building L	: Light, Area Affected	: 25%			
	Explanation: Chilled Wa	ter From Adjacent Bu	ilding			
Electricity	75%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment							
Campus Chilled Water	25%		2031	**			
		rervation, Extent : Light, Area	Affectea	2: 25%			
		: Building L	· D	.1 1.			
		tion : Chilled Water From Ad					
Window/Wall Unit	10%		2023	\$6,100	1		
No Component	65%						
Distribution	250/		2054	* *	4	#	
CW & CHW Wtr	25%		2054	* *	4	\$600	
Pipe/Pump	75%						
No Component Terminal Devices	1370						
Air Handler/Cool/Ht	150/	Now \$900	2036	* *	1	\$2,500	
All Handiel/Cool/IIt	-	ent, Extent : Severe, Area Affo		V ₀	1	\$2,500	
		: In The Unit In The Attic, B					
Fan Coil - 2 Pipe	10%	. In the one in the fitte, B	2036	**	1	\$1,000	
ran Con - 2 Pipe		ervation, Extent : Light, Area			1	\$1,000	
		ervanon, Extent : Ligni, Area : 1st Floor	Ајјестеи	. 10/0			
		tion: 8 Units					
No Component	75%	tion . o Oniis					
Tentilation	/370						
Distribution							
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$4,200	
No Component	75%		LII E		2 3	Ψ1,200	
Exhaust Fans	70.0						
Interior	35%		2036	* *	2	\$300	
No Component	65%					*	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Gas Fired	100%		2027	\$17,800	2	\$400	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Sub-basement					
	Explana	tion: 2 Units					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	. د مد م				_		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10001		2025	a. ·	_		
Non-Submersible	100%		2036	* *	4	\$600	
Fixtures	10001						
Generic	100%						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ıt, Area Affected	: 100%			
	Location: Basement - 2nd Flor	or				
	Explanation: 1 New Unit					
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	
	Other Observation, Extent : Ligh	it, Area Affected	: 100%			
	Location: Kitchen					
	Explanation: 3 Sets					

Maintenance \$ are aggregated over a ten-year 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

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
Total	\$1,590,100	\$331,600
Importance Code A	\$704,700	\$77,800
Importance Code B	\$717,800	\$253,800
Importance Code C	\$167,700	
Total	\$1,590,100	\$331,600

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
Total	\$20,300	\$4,500	\$27,500	\$13,400
Importance Code A	\$3,100			
Importance Code B	\$8,900	\$4,500	\$27,500	\$13,400
Importance Code C	\$8,200			
Total	\$20,300	\$4,500	\$27,500	\$13,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	000/		-	#27.700	
Masonry: Brick	90% Recent Replace Evident, Extent : Light Location : Exterior	LIFE	5	\$37,700	
Masonry: Granite	5%	LIFE **	5	\$1,600	
Metal Panel	5% 2-4 \$3,100 Corrosion/Rusting, Extent : Severe, Ar Location : Throughout	2038 ** rea Affected : 30%	5	\$3,900	
Windows					
Wood	100% 2-4 \$234,700 Deteriorated Finish, Extent: Moderate Location: Throughout And Exterior Dry Rot/Decay, Extent: Moderate, Are Location: Interior Paint Peeling, Extent: Moderate, Area Location: Throughout	Of Windows ea Affected : 5%	5	\$40,100	
Parapets					
Wood Cornice	100% Now \$134,600 Dry Rot/Decay, Extent: Severe, Area A Location: Roof Perimeter Paint Peeling, Extent: Severe, Area A Location: Throughout Split/Cracked, Extent: Severe, Area A Location: Throughout	ffected: 25%	5	\$18,100	1
Roof					
Modified Bitumen	100% 0-2 \$335,300 Other Observation, Extent: Severe, Ar Location: Roof Explanation: Beyond Its Useful Life	2038 ** rea Affected : 100%			
Interior Floors					
Carpet	15%	2027 \$85,800	3	\$12,900	
Ceramic Tile	5%	2041 **	5	\$2,100	
Panel/Paver: Cer/Brk	15% 4+ \$126,400 Jnt Mortar Miss/Erod, Extent : Severe, Location : Basement	2050 **	5	\$7,300	
Vinyl Tile	35% Now \$133,300 Punct/Tear/Impact Damage, Extent : S Location : Throughout	2038 ** Severe, Area Affected : 10%	3	\$5,600	
Wood	30% 4+ \$133,000 Deteriorated Finish, Extent : Severe, A Location : 2nd Floor	2056 ** Irea Affected : 30%	5	\$12,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	_		\$8,200 Extent : Moderate out	LIFE , Area Aj	* * ffected : 40%	5	\$3,800	
Masonry: Fieldstone	10%	4+	\$88,500	LIFE	* *			
·	Location	: Basemen	xtent : Moderate, 2	Area Affe	ected : 30%			
Plaster		Now	\$79,200	LIFE	* *	5	\$9,500	
		r/Impact De : Throughe	amage, Extent : Mo out	oderate,	Area Affected : 30	%	. ,	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	\$2,100	
Plaster		Now	\$279,300	LIFE	* *	5	\$25,500	
	Location Water Pen	: Through	xtent : Severe, Are		-			
Site Enclosure								
Retaining Walls	40001			• • • • •				
Masonry: Fieldstone	100%			2048	* *			
Site Pavements								
On-Site Walkways Pavers/Stone	100%			2037	* *			

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Raceway							
Conduit	80%		2038	* *	1		
Conduit	20%		2054	* *	1		
Panelboards							
Fused Disc Sw	5%		2036	* *	5		
Molded Case Bkrs	75%		2036	* *	5	\$500	
Molded Case Bkrs	20%		2050	* *	5	\$100	
Wiring							
Thermoplastic	80%		2038	* *	1		
Thermoplastic	20%		2054	* *	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Electrical	Current Repa	ir Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	85%	2036	* *	10	\$20,800	
	T-8 Lamps And Fixtures, I	Extent : Light, Area Af	fected : 100%			
	Location : Throughout T	he Building				
Fluorescent	3%	2036	* *	10	\$700	
	Compact Fluorescent Ligh	ıt, Extent : Light, Area	Affected: 100%			
	Location: 1st Floor					
Incandescent	10%	2023	\$45,700	2	\$100	
LED	2%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$3,200	
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	10%	2023	\$10,500	10		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$16,900	
	Other Observation, Extent	: Light, Area Affected	l : 100%			
	Location : Throughout T	he Building				
	Explanation : Strobe Lig	hts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location : Building L					
	Explanation : Steam Fr	om Power House				
Distribution Central Plant Steam Piping/Pmp	100%	2038	* *	4	\$2,000	
Terminal Devices Convector/Radiator	100%	2026	\$139,500	1	\$8,600	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment Window/Wall Unit	25%	2023	\$13,600	1		
No Component	75%					
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2026	\$114,300	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Mechanical	Cı	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$13,900	
Sprinkler					•		•
Generic	100%		2038	* *	1-2	\$7,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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	
Total	\$242,200	
Importance Code A	\$36,400	
Importance Code B	\$205,700	
Total	\$242.200	

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			
Total	\$70,100	\$400	\$1,300	\$400
Importance Code A	\$4,400	\$200	\$200	\$200
Importance Code B	\$900	\$200	\$1,000	\$200
Importance Code C	\$64,800			
Total	\$70,100	\$400	\$1,300	\$400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Architecture	Current Repair	Current Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls Masonry: Brick	100%	LIFE **	5	\$14,700		
Masonry. Brick	Recent Repair Evident, Extent : Light, A Location : Exterior Facade		3	\$14,700		
Windows						
Wood	100% 2-4 \$36,400 Broken/Missing Elements, Extent : Mod Location : Throughout		5	\$12,500		
	Thermally Inefficient, Extent: Severe, A Location: Throughout					
	Other Observation, Extent : Moderate, . Location : Exterior Explanation : Painted Exterior Windo					
Roof	Explanation . I amed Exterior William	Trononts				
Copper/Terne	100%	2056 **	10	\$29,800		
Soffits						
Wood	100% 4+ \$4,200 Broken/Missing Elements, Extent: Seve Location: Front Entrance	2045 ** re, Area Affected : 10%	5	\$1,900		
Interior						
Floors						
Ceramic Tile	5%	2041 **	5	\$300		
Wood	95% Now \$205,700 Broken/Missing Elements, Extent: Seve Location: Throughout Misaligned/Bulging, Extent: Severe, An Location: Various	re, Area Affected : 20%	5	\$5,600		
Interior Walls						
Gypsum Board	85% Recent Replace Evident, Extent : Light, Location : Interior	LIFE ** Area Affected : 100%	5	\$4,100		
Masonry: Brick	10% 0-2 \$32,900 Broken/Missing Elements, Extent: Seve Location: Basement Jnt Mortar Miss/Erod, Extent: Severe, Location: Basement	re, Area Affected : 60%				
Masonry: Fieldstone	5% 4+ \$2,800 Other Observation, Extent: Moderate, Location: Basement Explanation: Repointing	LIFE ** Area Affected : 10%				
Ceilings						
Gypsum Board	100% Recent Replace Evident, Extent: Light, Location: Interior	LIFE ** Area Affected : 100%	5	\$7,900		

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Pavers/Stone 100% 2-4 \$29,100 2041 **

Broken/Missing Elements, Extent: Moderate, Area Affected: 50%

Location: Various

Electrical	Current Repair	Future Replace	ment	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5		
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Basement					
	Explanation : Main Service Disconnec	ct Switch Rated At 1	100 Amp	oeres		
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: 10	0%			
	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%					

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2048 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Mechanical		Current Repair	Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	1000/		• • • • •			4.400	
Furnace	100%		2033	**	1	\$2,100	
		rvation, Extent : Light, Area : Basement	Affectea	1: 100%			
Distribution	Ехріапан	on: 4 Units					
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,300	
Air Conditioning	10070		LIII		2-3	\$2,500	
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	100%		2033	* *			
	Other Obse	rvation, Extent : Light, Area	Affected	! : 100%			
	Location	: On Side Of The Building					
	Explanati	on: 4 Units. R-410a					
Terminal Devices							
Fan Coil - 4 Pipe	100%		2033	* *	1	\$1,400	
Heat Rejection							
Air Cooled Condenser	100%		2033	* *	2	\$2,900	
Unit							
Plumbing							
H/C Water Piping	1000/		2049	* *	1		
Brass/Copper	100%		2048		1		
Water Heater Electric	100%		2026	\$3,600	4		
Sanitary Piping	10070		2020	\$3,000	4		
Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIIL		1		
Generic	100%						
	10070						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$540,900	
Interior Architecture	\$132,100	
Electrical	\$205,400	\$1,752,900
Mechanical		\$78,200
Site Enclosure	\$222,800	
Total	\$1,101,200	\$1,831,000
Importance Code A	\$540,900	\$49,900
Importance Code B	\$560,300	\$1,781,200
Total	\$1,101,200	\$1,831,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$216,300	\$2,300	\$35,500	\$2,100
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			
Total	\$216,300	\$2,300	\$35,500	\$2,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

rchitecture	Current	Current Repair Future Replacement			ent Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	100% Now Paint Peeling, Extend Location: Through Vegetation Growth, I	out Extent : Severe, Are			5	\$22,900	
	Location: North For Vertical Cracks, Extending Control	ent : Moderate, Are	a Affected	d : 10%			
Windows	Location : Corners						
Metal Louvers	2% 0-2 Broken/Missing Elen Location: Through	_	2031 t, Area A <u>j</u>	* * fected : 10%			
Steel	20% Now Air Infiltration, Exter Location: Through Corrosion/Rusting, E Location: Through Deteriorated Finish, Location: Through	oout Extent : Moderate, A oout Extent : Moderate,	Irea Affec	cted : 25%	5	\$4,000	
	Thermally Inefficient Location : Through		, Area A <u>j</u>	fected : 100%			
Wood	78% Now Air Infiltration, Exter Location: Through Thermally Inefficient Location: Through Split/Cracked, Exten	oout t, Extent : Moderate oout	, Area A <u>j</u>	fected : 100%	5	\$12,600	
	Location : Through	nout					
Parapets Cast Stone/Terra Cotta	10% 0-2 Jnt Mortar Miss/Ero Location : Through	-	LIFE ea Affeci	* * ted : 10%	5	\$400	
Masonry: Brick	40% Now Vertical Cracks, Exte Location : Corners		LIFE a Affected	* * d : 10%	5	\$200	
Wood Cornice	50% Now Deteriorated Finish, Location: Through Split/Cracked, Exten.	nout			5	\$1,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Architecture	Current Repair Future Replacement				Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	250/	N T	#20.000	2020	* *			
Built-Up (BUR)	Air/Water	Now Blisters, Ex : Flat Secti	\$28,900 tent : Severe, Are on	2038 a Affected				
	Location	: Flat Secti	xtent : Severe, Ard on · Severe, Area Afj					
		: Flat Secti						
Copper/Terne	75%			2063	* *	10	\$15,300	
nterior								
Floors	600/	2.4	ФО ООО		* *	_	016100	
Cast in Place Concrete	_	2-4 Crumbling, 1 : Througho	\$8,000 Extent : Light, Ar ut	LIFE ea Affecte		5	\$16,100	
Wood	Punct/Tea	Now r/Impact Da : Througho	-	2056 evere, Are	* * a Affected : 100%	5	\$4,600	
Interior Walls								
Concrete Masonry Unit	_	0-2 Crumbling, 1 : Througho	\$800 Extent : Light, Ar ut	LIFE ea Affecte	* * ed : 10%	5	\$100	
Masonry: Brick	_	0-2 Crumbling, 1 : Basement	\$1,400 Extent : Light, Ar	LIFE ea Affecte	* * ed : 10%			
Plaster	Cracking/	-	\$23,400 Extent : Severe, A	LIFE Irea Affec	* * ted : 30%	5	\$1,700	
	Punct/Tea	: Througho r/Impact Da : Througho	mage, Extent : Se	evere, Are	ea Affected : 75%			
Plywood/Hardboard			O	LIFE evere, Are	* * a Affected : 100%			
SGFT/Glazed Masonry	Punct/Tea	Now r/Impact Da : Boiler Ro	0	LIFE evere, Are	* * a Affected : 100%			
Ceilings								
Exposed Struc: Steel		4+ Rusting, Ex : Througho	\$5,300 tent : Light, Area ut	LIFE Affected	* *			
Masonry: Infill Arch	Broken/Mi	Now ssing Eleme : Basement	\$12,900 ents, Extent : Ligh	LIFE nt, Area A	* * ffected : 10%			
Plaster	Punct/Tea	Now r/Impact Da : Througho	-	LIFE evere, Are	* * ea Affected : 100%	5	\$3,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset #: 2394

Architecture	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Site Enclosure									
Retaining Walls									
Masonry: Brick	100% 4+ \$222,800	2058 **							
•	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 20%							
	Location : North & South Side								
	Other Observation, Extent: Severe, Are	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: Mod	erate, Area Affected : 40%							
	Location : Various								

Electrical	Current Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2028	\$49,900	3				
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%					
	Location : Electrical Room							
	Explanation: No Nameplate Ratings	Available						
Transformers								
Dry Type	100%	2026	\$312,200	3	\$100			
	Other Observation, Extent: Moderate,	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Second Floor Electrical Room							
	Explanation: Two 750 Kilovolt-amp	ere 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 Switch							
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, 480/208/120 Volts	1 - 25 Kil	lovolt-ampere, 1 -	45 Kilovo	olt-ampere,			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Electrical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard			***			_		
Fused Knife Sw			\$127,500 stent : Moderate, As ical Room In Basen		* * cted : 100%	5		
Molded Case Bkrs	80%			2028	\$509,900	5	\$200	
	Location	: Second I	Extent : Moderate, 2 Floor Electrical Ro ertical Sections		ected : 100%			
Raceway								
Conduit	20%			2038	* *	1		
Conduit	80%			2028	\$558,000	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5		
Fused Knife Sw	10%	2-4	\$8,700	2053	* *	5		
	Location	: 1st Floor	Extent : Moderate, 2 r lete Equipment	Area Affe	ected : 100%			
Molded Case Bkrs	10%			2036	* *	5		
Molded Case Bkrs	70%			2027	\$60,700	5	\$200	
Wiring Braided Cloth		-	\$9,500 ent : Moderate, Are out The Building	2053 ea Affecte	* * ed : 100%	1		
Thermoplastic	20%			2038	* *	1		
Thermoplastic	30%			2028	\$5,700	1		
Motor Controllers					\$2,700			
Locally Mounted	10%			2033	* *	5		
Motor Control Center	90%			2033	* *	5	\$200	
Ground							*	
Grounding Devices						_	*	
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting	000/			2022	#5 0.000	1.0	# 6 000	
Fluorescent	_		ures, Extent : Mod out The Building	2023 erate, Ar	\$78,000 ea Affected : 100%	10	\$6,800	
Fluorescent	_	And Fixtu : Chiller F	res, Extent : Mode. Room	2028 rate, Are	\$4,300 va Affected : 100%	10	\$400	
Fluorescent	2%			2028	\$1,700	10	\$200	
	-	Fluorescent : Basemen	t Light, Extent : Mo nt	oderate, 1)%		
Incandescent	3%			2023	\$3,300	2		
-								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Electrical	Current I	Current Repair			M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Exit, Service	20% Now	\$200	2038	* *	1		
	Not Functioning, Ext	ent : Severe, Area 2	Affected				
	Location : Through	out					
No Component	80%						
Exterior Lighting							
LED	30%		2028	\$12,500			
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2031	* *	5	\$100	
	Other Observation, E	Extent : Moderate, 2	Area Affe	ected : 100%			
	Location : Stacks O	nly					
	Explanation: Copp	er					
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2028	\$99,800	1-3	\$5,700	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Through	out The Building					
	Explanation: Strob	e Lights, Manual F	Pull Stati	ons, Alarm Bells, F	<i>Horns</i>		

Mechanical	Curr	ent Repair	Future	Replacement	M	aintenance			
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Energy Source									
Natural Gas	100%		2038	* *	1				
Conversion Equipment									
Steam Boiler	50% 0-2	\$26,000	2048	* *	1	\$3,700			
	Leak Evident, Extent: Moderate, Area Affected: 3%								
	Location: Boil	er							
	Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
	Location: 1 Unit - Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : S	Supplying Steam To Ad	jacent Build	dings.					
Under Construction	50%			-					
	Other Observation, Extent : Light, Area Affected : 0%								
	Location: 1st Fl. Boiler Room								
	Explanation: 1 Old Unit Is Being Replaced By 5 Smaller Units.								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating Distribution Central Plant Steam Piping/Pmp	100%	Now	\$13,600	2038	* *	4	\$400	
r iping/r inp	Corroded,	Extent : Se	evere, Area Affecte	d : 10%				
			iping, Basement					
			t : Severe, Area Afj sate Return Pumps.	fected : 1	0%			
			Extent : Severe, Ai	rea Affec	ted · 100%			
			king, The Make-up					
Terminal Devices								
Convector/Radiator	100%			2026	\$43,000	1	\$2,700	
Air Conditioning Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille		Now	\$9,100	2031	**	1	\$8,000	
	-	_	nt : Severe, Area A 1st Fl. Ac Room	ffected :	40%			
			тя: ғ і. Ас коот tent : Light, Area A	ffeeted :	1000/			
			ieni . Ligni, Area A Room - First Floor	ујестеа .	100/0			
			Extent : Light, Area	Affected	1 · 100%			
			xieni . Ligni, Areu r Ac Room	Ајјестеи	. 100/0			
			its. Providing Chill	led Water	r To Other Nearby	Building	S	
Distribution	•				•			
CW & CHW Wtr Pipe/Pump		Now	\$500	2038	* *	4	\$400	
		Extent : M : Basemen	loderate, Area Affe 1t	cted : 10	%			
Heat Rejection	1000/		440 400		ate ate		.	
Water Cooling Tower			\$30,500 evere, Area Affecte	2033 d: 40%	* *	2	\$6,600	
			he Cooling Tower : Severe, Area Affe	netad : 10	00/			
		: Cooling		стей . 10	7/0			
	On Extend	_	ctent : Severe, Area	Affected	! : 100%			
entilation entilation								
Exhaust Fans				• • • •				
Roof	30%	3.7	Ø 400	2023	\$4,000	2	\$100	
Wall Unit	Broken, Ex	Now xtent : Mod : 1 Motor.	\$400 lerate, Area Affecte	2023 ed : 20%	\$2,000	2	\$100	
lumbing								
lumbing H/C Water Piping Galvanized Steel	100%			2026	\$35,200	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset #: 2394

echanical	Curr	ent Repair	Future	e Replacement	M	aintenance	
stem Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
mbing							
Sanitary Piping							
Cast Iron	100% 0-2	\$2,900	LIFE	* *	1		
	Corroded, Exten	t : Moderate, Area Affe	ected : 109	%			
	Location: Base	ement					
Storm Drain Piping							
Cast Iron	100% Nov	w \$5,000	LIFE	* *	1		
	Blockage /Clogg	ed, Extent : Severe, Ar	ea Affecte	d : 10%			
	Location: Out	Side Of The Building					
	Broken, Extent:	Severe, Area Affected	: 10%				
	Location: Base	ement					
	Corroded, Exten	t : Severe, Area Affecte	ed : 30%				
	Location: Base	ement					
Sump Pump(s)							
Submersible	100%		2021	\$300	4	\$300	
Fixtures		_	•				
Generic	100%						
	Obsolete Fixture	s, Extent : Severe, Area	a Affected	: 100%			
	Location: 1st	Floor					

Maintenance \$ are aggregated over a ten-year 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$44,800
Total		\$44,800
Importance Code B		\$44,800
Total		\$44.800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$2,900
Interior Architecture	\$800	\$100	\$1,000	
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$400	\$100	\$1,000	\$100
Total	\$1,300	\$300	\$2,100	\$3,200
Importance Code A				\$2,900
Importance Code B	\$1,300	\$300	\$2,100	\$300
Importance Code C			·	
Total	\$1,300	\$300	\$2,100	\$3,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100%		LIFE	* *	5	\$3,700	
Windows							
Wood	100%		2044	* *	5	\$5,900	
Roof							
Slate	100%		LIFE	* *			
Interior							
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	
Site Pavements							
On-Site Walkways							
Pavers/Stone	100%		2037	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Molded Case Bkrs	100%		2036	* *	5		
Wiring							
Thermoplastic	100%		2038	* *	1		
Motor Controllers Locally Mounted	100%		2033	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	100%		2028	\$20,500	2		
Egress Lighting							
Emergency, Battery	50%		2028	\$1,400	10	\$200	
Exit, Service	50%		2028	\$100	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
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: 10	0%			
	Location : Throughout The	e Building				
	Explanation : Strobe Light	ts, Manual Pull Stations, S	Smoke Detecto	ors And A	llarm Bells, Horns	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2038	* *	1		
			xtent : Light, Area	Affected	! : 100%			
		: Building						
	Explana	tion : Stean	n From Power Hou	se				
Distribution								
Steam Piping/Pump	100%			2038	* *			
Terminal Devices					***			
Fan Coil Unit/Heat	100%			2028	\$28,700	1	\$600	
Air Conditioning								
Energy Source	1000/			2026	* *			
Electricity	100%			2036	* *	1		
Conversion Equipment	1000/			2022	* *			
Split Unit	100%			2033				
		ervaiion, E : Outside	Extent : Light, Area	Ајјестеа	1. 100%			
		tion : 1 Uni	it D 110a					
Distribution	Ехріини	non . 1 On	u, K-410a					
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$2,300	
Terminal Devices	10070			LIFE			\$2,500	
Fan Coil - 4 Pipe	100%			2028	\$44,800	1	\$600	
Heat Rejection	10070			2020	Ψ++,000		φοσο	
Air Cooled Condenser	100%			2033	* *	2	\$1,300	
Unit	10070			2033		-	Ψ1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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
Total	\$46,100	\$10,800	\$51,600	\$11,100
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		
Total	\$46,100	\$10,800	\$51,600	\$11,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Asset #: 2395

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%			2048	* *	10	\$1,000	
Masonry: Brick	70%	Growth Frt	ent : Light, Area	LIFE		5	\$22,100	
	_	: Front Eleva	ution	Ајјестеа	1. 5/0			
Masonry: Limestone	-	2-4 Crumbling, Ex : Throughout	\$19,600 ktent : Light, Ard	LIFE ea Affecto	* * ed : 5%	5	\$2,400	
Pre-Cast Concrete	-	4+ Crumbling, Ex : Throughout	\$5,900 extent : Light, Are	LIFE ea Affecto	* * ed : 5%	5	\$10,300	
Windows	Locuiton	. Imougnout	•					
Wood	100%			2050	* *	5	\$65,400	
Parapets							****	
Metal Cornice	100%			2056	* *	10	\$7,600	
Roof								
Clay Tile	80%			2048	* *	10	\$18,700	
Metal Panel	10%			2041	* *	10	\$4,300	
Modified Bitumen	10%			2033	* *	10	\$2,300	
Soffits Cast in Place Concrete	100%	4+	\$2,000	LIFE	* *	5	\$7,900	
		-	Moderate, Area ar Of Building	Affected	: 10%			
Interior								
Floors								
Ceramic Tile	5%			2037	* *	5	\$1,700	
Terrazzo	85%			LIFE	* *	5	\$22,100	
Vinyl Tile	10%			2033	* *	3	\$1,700	
Interior Walls								
Ceramic Tile	3%			2037	* *	5	\$1,000	
Gypsum Board	97%			LIFE	* *	5	\$18,900	
Ceilings	400/			2045	* *	-	#17.700	
AcousTileConcealSpLn	40%			2045	* *	5	\$16,600	
Gypsum Board	50%			LIFE	* *	5 5	\$20,800	
Wood Site Enclosure	10%			LIFE		<u> </u>	\$29,100	
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements	100/0			2003				
On-Site Walkways								
Cast in Place Concrete	5%			2041	* *			
	95%			2037	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Asset #: 2395

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System	0/ 0						ъ
Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2048	* *	5	\$100	
		servation, Extent : Light, Area	Affected	: 100%			
		ı : Electrical Room					
= -	Explana	tion : Main Service Disconnec	ct Switch	Rated At 400 Amp	eres		
Transformers	1000/		2041	* *	-	#100	
Dry Type	100%		2041		5	\$100	
		servation, Extent : Light, Area 1 : Electrical Room	Ајјестеа	: 100%			
		i : Electricai Room tion : 75 Kilovolt-ampere, 480	0/200/120) Volta			
Switchgear / Switchboard	Ехрійни	uon . /3 Kuovou-ampere, 400	0/200/120) voits			
Molded Case Bkrs	100%		2048	* *	5	\$500	
Worded Case Bars		servation, Extent : Light, Area		. 100%	3	Ψ300	
		ı : Electrical Room	11,1,000,000	. 100/0			
	Explana	tion : 1- Vertical Section					
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	
Ground							
Grounding Devices	4000/				_	4.2.0.0	
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting	30%		2022	* *	10	¢ć 100	
Fluorescent		s And Fixtures, Extent : Light,	2033		10	\$6,100	
		s And Fixiures, Exiem . Ligni, 1 : Offices	Area Ajj	eciea . 100%			
El (**	2022	* *	1.0	Ф10 2 00	
Fluorescent	50%	s And Fixtures, Extent : Light,	2033		10	\$10,200	
		s Ana Fixtures, Extent : Lignt, 1 : Throughout The Building	Area Ajj	ectea : 100%			
			• • • • •	4. 4.	10	D1 000	
Fluorescent	5%		2033	**	10	\$1,000	
	-	Fluorescent Light, Extent : Lig	ght, Area	Affected: 100%			
		ı : Galleries And Hallways					
Incandescent	15%		2033	* *	2	\$100	
Egress Lighting			2022		4.0	44 - 4 - 4	
Emergency, Battery	50%		2033	**	10	\$2,700	
Exit, LED	45%		2056	* *	1		
Exit, Service	5%		2033	* *	1		
Exterior Lighting	2007		2022	* *	10		
HID No Commonant	30%		2033	* *	10		
No Component	70%						

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$12,700	
	Other Observation, Extent : Light, A.	rea Affected : 100%		
	Location: Throughout The Buildin	g		
	Explanation: Manual Pull Stations	s, Alarm Bells, Smoke Detector	rs, Strobe Lights And Horns	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	* *	1	\$11,000	
	Other Obser	rvation, Extent : Light, Area	Affected	! : 100%			
	Location:	Boiler Room - Basement					
	Explanation	on: 3 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$1,100	
Terminal Devices							
Air Handler	50%		2033	* *	1	\$6,900	
Convector/Radiator	50%		2041	* *	1	\$3,600	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Reciprocating	90%		2033	* *	1	\$9,300	
Compr/Chiller	D 22 D C:		CC . 1	000/			
		erant, Extent : Light, Area A	ffected :	90%			
		4 Units, Courtyard					
Split Unit	10%		2033	* *			
		rvation, Extent : Light, Area	Affected	! : 10%			
		On Side Of The Building					
	Explanation	on : 1 Unit, R-410a					
Terminal Devices	200/		2022	ماد ماد		#12.400	
Air Handler/Cool/Ht	90%		2033	* *	1	\$12,400	
Fan Coil - 2 Pipe	10%		2033	* *	1	\$700	
Heat Rejection	1000/		2022		2	Φ15 500	
Air Cooled Condenser	100%		2033	* *	2	\$15,500	
Unit							
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	¢12 400	
Exhaust Fans	100%		LIFE		2-5	\$12,400	
Exhaust Fans Interior	100%		2033	* *	2	\$700	
Plumbing	10070		2033			\$700	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Mechanical	Current R	epair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	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	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Ex	tent : Light, Area Affected	! : 100%			
	Location: Basement	To 3rd Floor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$235,000	\$51,600
Electrical		\$235,800
Mechanical	\$283,200	\$463,200
Total	\$518,100	\$750,700
Importance Code A	\$235,000	\$101,400
Importance Code B	\$283,200	\$649,200
Total	\$518,100	\$750,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$39,800	\$4,600	\$8,800	\$14,100
Importance Code A	\$14,100			
Importance Code B	\$25,700	\$4,500	\$8,800	\$14,100
Importance Code C				
Total	\$39,800	\$4,600	\$8,800	\$14,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls					4. 4.	_	000.100	
Masonry: Brick	70%			LIFE	* *	5	\$29,100	
Masonry: Granite	2%	N	ФОО 200	LIFE	* *	5	\$600	
Masonry: Marble	18%	Now	\$89,300	LIFE		5	\$5,600	
	U	rumbung, : North Fa	Extent : Moderate	e, Area A	ffectea : 20%			
			icaae l, Extent : Modera	to Area	Affacted : 25%			
		: North Fa		іс, ліси і	1]/естей . 25/0			
M (1D - 1				2020	* *	-	Φ7.000	
Metal Panel		Now	\$6,200	2038		5	\$7,800	
	-		tent : Moderate, A Between Great Ha					
			Beiween Greai 11a Extent : Moderate,		-			
			Extent : Moderdie, Between Great Ha					
Windows	Location	. 11ypnen 1	beiween Great Ha	ii zina i	Dunaing			
Wood	100%	2-4	\$60,400	2036	* *	5	\$51,600	2
Wood			at : Moderate, Area		d : 50%	3	Ψ51,000	2
	-		To F Building					
			nt : Severe, Area Ą	ffected :	20%			
	Location							
	Thermally I	Inefficient,	Extent : Moderate	e, Area A	ffected : 100%			
	-		To F Building		,,,			
	Split/Crack	ed, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Hyphen	To F Building					
Parapets								
Masonry: Brick	90%	Now	\$5,700	LIFE	* *	5	\$900	
			l, Extent : Modera	te, Area A	Affected : 40%			
	Location	: Through	out					
Masonry: Marble	10%	0-2	\$2,200	LIFE	* *	5	\$100	
	Jnt Mortar	Miss/Eroc	d, Extent : Modera	te, Area A	Affected : 50%			
	Location	: North Fo	ıcade					
Roof								
Modified Bitumen	100%		\$85,300	2033	* *			
			ss, Extent : Moder	ate, Area	a Affected : 50%			
			And Throughout					
	_	_	tent : Moderate, A	rea Affec	eted : 15%			
	Location	: Hyphen						
Interior								
Floors				2025	00.53 5 0.0	_	# 20.100	
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	750/			TIPP	* *	_	ØC 400	
Gypsum Board	75% 25%			LIFE	* *	5	\$6,400 \$14,200	
Wood	25%			LIFE		5	\$14,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Architecture	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost Cyc (Yr	le Estimated Cost s)	Priority
Interior					
Ceilings					
Gypsum Board	30%	LIFE	** 5	\$9,500	
Plaster	70%	LIFE	** 5	\$11,100	
Site Pavements					
On-Site Walkways					
Pavers/Stone	100%	2037	* *		

lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
er 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$49,900	3		
			Extent : Moderate, .	Area Affe	ected : 100%			
		n : Electrico						
	Explana	tion : Main	Disconnect Switch	n Rated A	t 600 Amperes At	4,160 Vo	lts	
Transformers								
Dry Type	100%			2026	\$143,300	3	\$100	
			Extent : Moderate, .	Area Affe	ected : 100%			
		ı : Basemei						
	Explana	tion : 225 I	Kilovolt-ampere, 4,	160/208/	120 Volts			
Feeders								
Cable	100%	1		2027	\$16,100	1		
Raceway								
Conduit	100%	ı		2028	\$42,700	1		
nder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,700	5	\$300	
			Extent : Moderate, .	Area Affe	ected : 100%			
		n : Electrico						
	Explana	tion : 1- Ve	ertical Sections					
Raceway								
Conduit	80%			2048	* *	1		
Conduit	20%	l		2038	* *	1		
Panelboards								
Molded Case Bkrs	20%			2036	* *	5	\$100	
Molded Case Bkrs	80%	ı		2044	* *	5	\$300	
Wiring								
Thermoplastic	80%			2048	* *	1		
Thermoplastic	20%	ı		2038	* *	1		
Motor Controllers								
Locally Mounted	100%	·		2033	* *	5	\$100	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Electrical	Current Re	epair Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2033	* *	10	\$1,600	
	T-8 Lamps And Fixture	es, Extent : Light, Area Af	fected : 100%			
	Location : Hallways					
Incandescent	90%	2033	* *	2	\$300	
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,100	
Exit, Service	50%	2033	* *	1		
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$1,400	
	Other Observation, Ex	tent : Light, Area Affected	! : 100%			
	Location : Hallways					
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$7,900	
_	Other Observation, Ex	tent : Light, Area Affected	! : 100%			
	Location : Throughor	ut The Building				
	Explanation: Strobe	Lights, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2038	**	1		
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Building L					
	Explanation : Steam From Po	wer House				
Distribution						
Central Plant Steam	100%	2028	\$280,600	4	\$800	
Piping/Pmp						
Terminal Devices						
Air Handler	50%	2023	\$116,600	1	\$5,300	
Convector/Radiator	50%	2033	* *	1	\$2,700	
Air Conditioning						
Energy Source						
District Chilled Water	70%	2038	* *	1		
	Other Observation, Extent : Lig Location : Building L	ht, Area Affected	: 70%			
	Explanation : Chilled Water H	From Power Hous	re			
Electricity	30%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Mechanical		Current F	Repair	Futur	e Replacement	М	laintenance	
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 Split Unit	Location	: Courtyai		2031 2033 Affected	** **			
Distribution CW & CHW Wtr Pipe/Pump No Component	70% 30%	tion : 4 Uni	is. R-410a	2028	\$14,200	4	\$600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	70% 30%			2023 2033	\$130,200	1 1	\$7,400 \$1,700	
Heat Rejection Air Cooled Condenser Unit No Component	30% 70%			2033	* *	2	\$3,600	
Ventilation Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$9,500	
Interior Plumbing H/C Water Piping Brass/Copper	100%			2028	\$59,000 \$123,600	1	\$500	
Water Heater Electric	100% Recent Re	place Evide	ent, Extent : Light,	2028	\$14,600	4	\$100	
Sanitary Piping Cast Iron	Location Corroded, Location On Extend	: Basemen Extent : Se : Basemen led Life, Ex	evere, Area Affecte	d : 80%		1		
Storm Drain Piping Cast Iron	100% Broken, E. Location Corroded, Location On Extend	Now xtent : Seve a : Basemen Extent : Se a : Through led Life, Ex	\$10,400 ere, Area Affected :	d : 80%	* * ! : 100%	1		
Sump Pump(s) Submersible	100%			2021	\$400	4	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset #: 2396

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2038 **	1-2 \$4,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$487,900	\$36,800
Interior Architecture	\$188,900	
Electrical		\$153,200
Total	\$676,900	\$190,000
Importance Code A	\$487,900	\$36,800
Importance Code B	\$145,100	\$153,200
Importance Code C	\$43,900	
Total	\$676,900	\$190,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$71,400	\$4,900	\$34,300	\$177,900
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		
Total	\$71,400	\$4,900	\$34,300	\$177,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

chitecture	Current Repa	ir Futu	re Replacement	М	aintenance			
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior								
Exterior Walls	000/ 37	***		_	44.000			
Masonry: Brick	80% Now Diagonal Cracks, Extent: Location: Northwest Co	**	* * ted : 2%	5	\$36,800			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2% Location : Side And Rear Facades							
	Paint Peeling, Extent : Lig Location : Side And Rea	• • • • • • • • • • • • • • • • • • • •	%					
Masonry: Limestone	5%	LIFE	* *	5	\$1,700			
	Recent Repair Evident, Ex Location : Front Facade		cted : 100%					
Masonry: Marble	15%	LIFE	* *	5	\$5,200			
·	Recent Repair Evident, Ex Location : Front Facade	0 . 55	cted : 100%					
Windows								
Wood	15%	2044	* *	5	\$5,200			
Wood	85% 2-4	\$85,500 2053	* *	5	\$14,600			
	Air Infiltration, Extent: M Location: Throughout							
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Split/Cracked, Extent : Mo Location : Throughout	oderate, Area Affected	: 100%					
Parapets								
Metal Cornice	50%	2056	* *	10	\$11,600			
Wood Cornice	50% 2-4	\$31,000 2048	* *	5	\$20,800			
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5% Location : Perimeter Of Roof							
	Paint Peeling, Extent : Mo Location : Perimeter Of	**	: 15%					
Roof								
Copper/Terne	100%	2063	* *	10	\$55,600			
Soffits Masonry: Marble	100%	LIFE	* *	5				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	450/	2.4	фо. 2 00	2024	¢1.64.500	2	010.500	
Carpet			\$8,200 amage, Extent : Li out	2024 ght, Area	\$164,500 a Affected : 10%	3	\$18,500	
Cast in Place Concrete	10% Cracking/t	4+ Trumhling	\$600 Extent : Moderate	LIFE Area A	* *	5	\$6,000	
	_	: Basemer		, 111 cu 11,	geerea . 570			
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	
			t : Moderate, Area Control Room	Affected	: 25%			
Wood	15%			2056	* *	5	\$7,700	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$800	
	_		ent, Extent : Moder nt Under Front Step		a Affected : 100%			
Masonry: Brick	40%	2-4	\$43,900	LIFE	* *			
,	_	Crumbling, : Through	Extent : Moderate		ffected : 20%			
Marble Panels	3%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$800	
Plaster	20%	Now	\$2,300	LIFE	* *	5	\$800	
		ssing Elem : Auditori	nents, Extent : Mod	erate, Ar	rea Affected : 50%			
	_	Crumbling, : Auditori	Extent : Severe, A um	rea Affec	cted : 50%			
Wood	2%			LIFE	* *	5	\$1,100	
Ceilings								
Exposed Struc: Wood	60%	2-4	\$107,900 Extent : Light, Are	LIFE	**			
		: Through		еи Ајјеси	ей . 10/0			
Gypsum Board	2%	3 -		LIFE	* *	5	\$700	
Masonry: Infill Arch	5%			LIFE	* *	3	\$700	
Plaster	33%	Now	\$37,200	LIFE	* *	5	\$5,700	
1 luster			nents, Extent : Mod		rea Affected : 25%	3	\$5,700	
		: Auditori						
		Crumbling, : Auditori	Extent : Moderate um	, Area A	ffected : 25%			
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2048	* *			
Site Pavements								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	90%		2045	* *			
Pavers/Stone	10%		2037	* *			

Electrical	Current Repai	r Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2038	* *	3	\$100		
	Other Observation, Extent		cted : 100%				
	Location : Electrical Roc						
	Explanation : No Availal	ble Nameplate Ratings					
Transformers	1000/	2022	* *		0100		
Dry Type	100%	2033		3	\$100		
	Other Observation, Extent	***	cted: 100%				
	Location : Electrical Roc	• • • •					
	Explanation: 750 Kilovo	olt-ampere, 4,160/208/	120 Volts				
Feeders	1000/	2026	* *	1			
Cable	100%	2036	* *	1			
Raceway	1000/	2020	* *				
Conduit	100%	2038	* *	1			
Under 600 Volts							
Service Equipment	1000/	2020	* *	~	0.400		
Molded Case Bkrs	100%	2038		5	\$400		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
			D . I . I . 1200 . I				
0 4 1 /0 4 11 1	Explanation : Main Servi	ice Disconnect Switch .	Katea At 1200 Am	peres.			
Switchgear / Switchboard	1000/	2020	* *	~	0.400		
Molded Case Bkrs	100%	2038		5	\$400		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Roc						
D	Explanation: 1- Vertical	Section					
Raceway Conduit	1000/	2020	* *	1			
	100%	2038		1			
Panelboards	1000/	2026	* *	~	0.400		
Molded Case Bkrs	100%	2036		5	\$400		
Wiring	1000/	2020	* *	1			
Thermoplastic	100%	2038	T T	1			
Motor Controllers	1000/	2022	* *	~	#100		
Locally Mounted	100%	2033	ተ ች	5	\$100		
Ground							
Grounding Devices	1000/						
Not Accessible	100%						
Lighting							

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	20%		2028	\$38,300	10	\$3,400	
	T-8 Lamps And F Location : Hally	ixtures, Extent : Moder vays	rate, Are	a Affected : 100%			
Fluorescent	60%		2028	\$114,900	10	\$10,100	
	Compact Fluores	cent Light, Extent : Mo	oderate, 1	·	0%		
	•	ughout The Building		55			
HID	5%		2028	\$6,500	10		
Incandescent	15%		2023	\$28,700	2	\$100	
Egress Lighting							
Emergency, Battery	50%		2028	\$12,900	10	\$2,200	
Exit, LED	50%		2043	* *	1		
Exterior Lighting							
HID	10%		2028	\$6,400	10		
LED	10%		2028	\$7,400			
No Component	80%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$10,400	
	Other Observation	n, Extent : Light, Area	Affected	! : 100%			
	Location: Throughout The Building						
	Explanation : St	robe Lights, Manual F	Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source Plant Campus Steam / PRV	100%	2038	* *	1			
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Throughout						
	Explanation : Steam From Power Hot	se Buildi	ng L				
Distribution							
Steam Piping/Pump	100%	2048	* *				
Terminal Devices							
Air Handler	100%	2033	* *	1	\$11,400		
Air Conditioning							
Energy Source							
District Chilled Water	100%	2038	* *	1			
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Throughout						
	Explanation : Chilled Water From Po	wer Hous	e Building L				
Distribution							
CW & CHW Wtr	100%	2048	* *	4	\$900		
Pipe/Pump							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
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	
	Other Observation, Extent : Light, 2	Area Affected : 100%		
	Location: Basement			
	Explanation: 3 Units.			
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	

Maintenance \$ are aggregated over a ten-year 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 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	
Total	\$401,200	
Importance Code A	\$316,400	
Importance Code B	\$84,800	
Total	\$401.200	

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
Total	\$121,000	\$1,000	\$23,600	\$1,000
Importance Code A	\$21,900	\$400	\$500	\$400
Importance Code B	\$73,700	\$400	\$23,200	\$600
Importance Code C	\$25,300	\$200		
Total	\$121,000	\$1,000	\$23,600	\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

rchitecture	Current R	epair	Future	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls					_		
Masonry: Brick	95% Now Cracking/Crumbling, Location: Througho Jnt Mortar Miss/Erod, Location: Througho	ut Extent : Light, A			5	\$13,700	
Masonry: Fieldstone	5%		LIFE	* *	5	\$500	
Windows Wood	100% Now Broken/Missing Eleme Location : Througho	ut			5	\$12,200	1
	Deteriorated Finish, E Location : Througho Thermally Inefficient, Location : Througho	ut Extent : Severe, A					
Parapets					_		
Wood Cornice	100% 2-4 Dry Rot/Decay, Extent Location : Througho		2058 a Affected	* * : 50%	5	\$16,600	
Roof							
Metal Panel	100%		2041	* *	10	\$21,500	
Soffits Wood	100% Now Dry Rot/Decay, Extent Location: Entrance Other Observation, Ex Location: Entrance	Way tent : Severe, Are Way	a Affectea	! : 50%	5	\$4,100	
	Explanation: Wood	Structural Suppor	t Member	s Failing And In	Danger (Of Collapsing	
erior							
Floors	5 0/		2027	¢4 100	2	\$600	
Carpet Cast in Place Concrete	5% 10% Now Cracking/Crumbling, I Location: Basement	\$6,700 Extent : Severe, A		\$4,100 * * ed : 100%	3 5	\$600 \$1,400	
Ceramic Tile	5% 4+ Cracking/Crumbling, I Location : 2nd Floor		2037 , Area Aff	* * Sected : 2%	5	\$200	
Wood	80% 2-4 Deteriorated Finish, E Location: Througho		2043 Area Affe	* * ected : 75%	5	\$4,600	
Interior Walls							
Ceramic Tile Plaster	5% 95% Now Cracking/Crumbling, I	\$25,300 Extent: Severa A	2037 LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$400 \$2,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100%	Now	\$84,800	LIFE	* *	5	\$3,900	
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	cted : 100%			
	Location	: Through	out					
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2031	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,500	5	\$100	
	Other Observation, Extent : Moderat	e, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: No Available Namepl	late Rating C	'apacity			
Raceway						
Conduit	100%	2028	\$3,900	1		
Panelboards						
Molded Case Bkrs	100%	2027	\$7,800	5	\$100	
Wiring						
Thermoplastic	100%	2028	\$8,500	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	40%	2023	\$3,800	10	\$1,500	
	Compact Fluorescent Light, Extent :	Moderate, Ai	rea Affected : 100	0%		
	Location: Basement					
Incandescent	60%	2023	\$13,500	2	\$100	
Exterior Lighting						
Incandescent	10%	2023	\$1,500	2		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$2,800	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Throughout The Building	3				
	Explanation : Smoke Detector, Man	nual Pull Stat	tions, Alarm Bells	, Strobe	Lights And Horns	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$4,100	
			xtent : Light, Area	Affectea	l : 100%			
		: Basemen						
- · · ·	Explanati	on: 1 Uni	t					
Distribution Distribution	1000/			2020	017.000			
Steam Piping/Pump	100%			2028	\$17,900			
Terminal Devices	1000/	0.2	#21 (00	2040	* *	1	Ф1 2 00	
Convector/Radiator	100%	0-2	\$21,600	2048		1	\$1,200	
		ea Lije, Ex : Through	tent : Severe, Area	Ајјестеа	1:100%			
		_		1664	- J . 1000/			
		rvanon, E : Through	xtent : Severe, Are	а Ајјесте	za : 100%			
		on : Obso						
Plumbing	Ехрійний	on . Obso	iete Ontis					
H/C Water Piping								
Brass/Copper	40%			2028	\$12,100	1		
Galvanized Steel	60%	0-2	\$10,600	2048	**	1		
			tent : Severe, Area		l : 60%	•		
		: Through		00				
Water Heater								
Gas Fired	100%			2023	\$2,500	2	\$100	
Sanitary Piping					-			
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
	Not in Serv	ice, Extent	t : Moderate, Area	Affected	! : 100%			
	Location	: 1st And 2	2nd Floors					
	Obsolete F	ixtures, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location	: Through	out					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,800		\$6,600	
Interior Architecture	\$15,600			
Electrical	\$15,200	\$100	\$11,200	\$200
Mechanical	\$300	\$300	\$300	\$300
Total	\$35,000	\$500	\$18,100	\$600
Importance Code A	\$4,100	\$200	\$6,900	\$200
Importance Code B	\$27,200	\$200	\$11,200	\$300
Importance Code C	\$3,700			
Total	\$35,000	\$500	\$18,100	\$600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
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			\$3,800 ents, Extent : Ligh out	2044 at, Area A	** ffected : 10%	5	\$6,600	
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		
terior Floors								
Cast in Place Concrete	_		\$200 Extent : Light, Ar out	LIFE ea Affect	** ed : 10%	5	\$600	
Ceramic Tile		4+ issing Elem : Bathrooi	\$100 ents, Extent : Ligh ns	2037 at, Area A	* * Iffected : 5%	5	\$100	
Vinyl Tile	_	4+ Crumbling, : Through	\$600 Extent : Severe, A out	2038 Irea Affed	* * cted : 100%	3		
Wood		4+ issing Elem : Through	\$10,100 eents, Extent : Ligh out	2056 at, Area A	* * ffected : 10%	5	\$2,800	
Interior Walls								
Masonry: Brick	_		\$1,400 Extent : Light, Ar out	LIFE ea Affect	* * ed : 10%			
Plaster	_		\$2,300 Extent : Light, Ar out	LIFE ea Affect	* * ed : 10%	5	\$800	
Ceilings								
Plaster		4+ setration, E s: 2nd Floo	\$900 extent : Light, Area or	LIFE Affected	* *	5	\$2,200	
te Pavements								
On-Site Walkways Pavers/Stone	100%			2037	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

Electrical	Current Repair	Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year Estimated Cost FY	Cycle Esti (Yrs)	mated Cost	Priority	
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048 **	5			
	Other Observation, Extent : Light, A	rea Affected : 100%				
	Location: Basement					
	Explanation: Main Service Discon	nect Switch Rated At 200 Amp	peres.			
Transformers	1000/	2041 **	-			
Dry Type	100%	2041	5			
	Other Observation, Extent : Light, A. Location : Basement	rea Affectea : 100%				
	Explanation: One 75 Kilovolt-amp	2012 490 209/120 V				
Switchgoon / Switchhound	Explanation . One /3 Kitovoti-amp	Jere, 400-200/120 v				
Switchgear / Switchboard Molded Case Bkrs	100%	2048 **	5	\$100		
Raceway	10070	2070		\$100		
Conduit	60%	2028 \$2,300	1			
Conduit	40%	2048 **	1			
Panelboards	4070	2040	1			
Fused Disc Sw	30%	2044 **	5			
Molded Case Bkrs	70%	2044 **	5	\$100		
Wiring	, 0, 0	2011		Ψ100		
Braided Cloth	60% 2-4 \$5,10	0 2053 **	1			
	Insulation Aged, Extent : Moderate,					
	Location : Throughout					
Thermoplastic	40%	2048 **	1			
Ground						
Grounding Devices						
Generic	100% 2-4 \$9,90	0 LIFE **	5			
	Other Observation, Extent: Moderate	te, Area Affected : 100%				
	Location: Basement					
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	5%	2028 \$300	10	\$100		
	T-12 Lamps And Fixtures, Extent : M	Moderate, Area Affected : 100%	6			
	Location : Kitchen					
Fluorescent	15%	2028 \$800	10	\$300		
	Compact Fluorescent Light, Extent:	Moderate, Area Affected: 10	0%			
	Location: 1st Floor					
Incandescent	80%	2023 \$10,100	2			
Exterior Lighting		· ·				
Incandescent	10%	2023 \$900	2			
No Component	90%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$1,700	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual I	Pull Stations, Alarm Bells,	Smoke Detectors. And	
	Horns			

Mechanical	Current Repair	Future F	uture Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Steam Boiler	100%	2033	* *	1	\$2,300	
	Other Observation, Extent : Light	t, Area Affected : 1	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2028	\$10,000			
Terminal Devices						
Convector/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%					

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$95,000
Mechanical	\$131,200	\$124,100
Site Pavements	\$46,500	
Total	\$177,800	\$219,100
Importance Code B	\$131,200	\$219,100
Importance Code C	\$46,500	
Total	\$177,800	\$219,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$194,900	\$6,400	\$58,100	\$20,200
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			
Total	\$194,900	\$6,400	\$58,100	\$20,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Architecture	Current Repair	Future Replaceme	nt	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	95% 4+ \$19,400		* *	5	\$11,300	
	Paint Peeling, Extent : Severe, Area .	Affected: 60%				
	Location: Exterior Walls	1.200/				
	Spalling, Extent : Light, Area Affecte Location : Throughout	a : 20%				
337 1		2022	* *		Φ1. 7 00	
Wood	5% 4+ \$3,600		ጥ ጥ	5	\$1,500	
	Paint Peeling, Extent : Moderate, Ar Location : Tower	ea Affeciea : 25%				
	Split/Cracked, Extent : Moderate, Ar	an Affactad : 15%				
	Location : Tower	eu Affecieu . 1570				
Windows	Location . Tower					
Wood	98%	2044	* *	5	\$21,400	
Wood	2% Now \$1,400		* *	5	\$200	
	Broken/Missing Elements, Extent: M		50%	-	4-00	
	Location: Tower					
	Paint Peeling, Extent: Moderate, Ar	ea Affected : 50%				
	Location: Tower					
	Other Observation, Extent : Moderat	e, Area Affected : 100%				
	Location: Tower					
	Explanation: These Are Actually W	ood Louvers				
Parapets	000/ 31 #20.50	2020	* *	_	#25.200	
Wood Cornice	98% Now \$20,500		* *	5	\$25,300	
	Deteriorated Finish, Extent: Severe, Location: Throughout	Area Affectea : 20%				
	Paint Peeling, Extent : Severe, Area .	Affacted . 500/				
	Location: Throughout	Affecteu . 30/0				
	Split/Cracked, Extent: Severe, Area	Affected · 15%				
	Location: Throughout	igjected : 1570				
Wood Rail	2% Now \$1,500	2033	* *	5	\$600	1
wood Kan	Broken/Missing Elements, Extent: Se		6	3	\$000	1
	Location: Tower	, rere, iii eu iiggeereu . e « /	•			
	Loose/Miss Fasteners, Extent : Sever	e, Area Affected : 25%				
	Location: Tower	, 33				
	Split/Cracked, Extent : Moderate, Ar	ea Affected : 25%				
	Location: Tower					
Roof						
Copper/Terne	100% Now \$14,400		* *			
	Water Penetration, Extent : Moderate	e, Area Affected : 20%				
	Location : Throughout					

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Carpet	75%	0-2	\$110,000	2030	\$110,000	3	\$11,400	
		r/Impact D : Through	amage, Extent : Se out	vere, Are	ea Affected : 100%			
Ceramic Tile	10%			2037	* *	5	\$1,000	
Vinyl Tile	5%			2033	* *	3	\$300	
Wood	10%			2043	* *	5	\$1,900	
Interior Walls								
Ceramic Tile	10%			2031	* *	5	\$700	
Gypsum Board	30%			LIFE	* *	5	\$1,200	
Plaster		Now	\$1,700	LIFE	* *	5	\$1,100	
		etration, E : Through	xtent : Moderate, A out	1rea Affe	cted : 10%			
Wood	5%			LIFE	* *	5	\$1,400	
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$1,900	2041	* *	5	\$600	
	_	Crumbling, : Basemer	Extent : Moderate nt	, Area A	ffected : 20%			
Gypsum Board	35%			LIFE	* *	5	\$4,400	
Plaster	55%	Now	\$4,100	LIFE	* *	5	\$3,500	
	Paint Peel Location	_	t : Moderate, Area	Affected	: 5%			
		etration, E : Through	xtent : Moderate, A out	Area Affe	cted : 10%			
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2038	* *			
Site Pavements On-Site Walkways								
Masonry: Granite	5%	4+	\$5,000	LIFE	* *			
Ţ	Jnt Mortar	· Miss/Eroo : Front Er	d, Extent : Moderai		Affected: 40%			
Pavers/Stone	95%	0-2	\$46,500	2041	* *			
1 avers stolle	Cracking/0		Extent : Severe, A		cted : 60%			

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2038 **	5	\$200	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation : No Available Nameplate	Rating Capacity			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Moderate Location : Electrical Room Explanation : 45 Kilovolt-ampere 48		* * ted : 100%	5		
Raceway						
Conduit	100%	2038	* *	1		
Panelboards Molded Case Bkrs	100%	2036	* *	5	\$200	
Wiring	10070	2030			\$200	
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting	2007	2020	Ф 2 400	10	Ø1 2 00	
Fluorescent	20%	2028	\$3,400	10	\$1,200	
	T-8 Lamps And Fixtures, Extent : Mod Location : Basement		Affectea : 100%			
Fluorescent	30%	2028	\$5,000	10	\$1,900	
	Compact Fluorescent Light, Extent : M Location : Basement	Ioderate, Ar	ea Affected : 100	9%		
Incandescent	45%	2023	\$18,000	2	\$100	
LED	5%	2028	\$6,700			
Egress Lighting						
Emergency, Battery	50%	2028	\$5,200	10	\$800	
Exit, Service	50%	2028	\$1,000	1		
Exterior Lighting	2001				4400	
Fluorescent	20% Compact Fluorescent Light, Extent: M Location: Front Only	2023 Ioderate, Ar	\$5,900 rea Affected : 100	10	\$100	
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20% Now \$5,600 Other Observation, Extent: Severe, And Location: Hallways Explanation: Not Functional	2038 rea Affected	* * : 100%	1	\$500	
Fire/Smoke Detection	*					
Generic, Digital	100% Other Observation, Extent: Moderate Location: Throughout The Building Explanation: Strobe Lights, Manual			1-3 Iorns An	\$5,000 d Smoke Detectors	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Mechanical		Current R	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	75%			2038	* *	1		
	Other Obs	servation, Ex	tent : Light, Area	Affected	1: 75%			
	Location	: Building	L					
	Explana	tion : Steam	From Power Hou	se				
Electricity	25%			2038	* *	1		
Conversion Equipment								
HTHW/HW Exchanger				2031	* *	2	\$300	
	Location	servation, Ex n : Basement tion : 1 Unit		Affected	! : 75%			
Radiant Heater	25%			2028	\$31,900	2	\$800	
Distribution				-	. ,		*	
Hot Wtr Piping/Pump	75%			2036	* *	4	\$300	
No Component	25%							
Terminal Devices								
Air Handler	50%			2023	\$50,600	1	\$2,100	
Convector/Radiator	25%			2026	\$9,600	1	\$600	
No Component	25%							
Air Conditioning								
Energy Source								
District Chilled Water	100%			2038	* *	1		
			ctent : Light, Area	Affected	! : 100%			
		: Building						
	Explana	tion : Chille	d Water From Po	ver Hou.	se			
Distribution	1000/			• • • •	* *			
CW & CHW Wtr	100%			2038	* *	4	\$500	
Pipe/Pump								
Terminal Devices	100%			2023	\$80,700	1	¢4.200	
Air Handler/Cool/Ht	100%			2023	\$80,700	1	\$4,200	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
Exhaust Fans	10070			LIIL		2-3	\$3,000	
Interior	100%			2023	\$25,600	2	\$200	
Plumbing	10070			2023	Ψ23,000		Ψ200	
H/C Water Piping								
Brass/Copper	100%			2028	\$53,600	1		
Water Heater					400,000			
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$1,300	4	\$200	
Fixtures					-			
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent: Light, Area	a Affected : 1	100%	Cycle Estimated Cost (Yrs)		
	Location: Basement To 1st Floor					
	Explanation: One Handicap Unit Ha	as Been Out (Of Service For 3	Years.		
Fire Suppression						
Sprinkler						
Generic	100%	2028	\$70,400	1-2	\$1,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$17,100	\$108,100	\$13,600	\$13,300
Importance Code A		\$73,800		\$1,600
Importance Code B	\$9,000	\$34,400	\$12,700	\$11,700
Importance Code C	\$8,200		\$900	
Total	\$17,100	\$108,100	\$13,600	\$13,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Architecture		Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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						4 - 7	
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	
	Other Obse	ervation, Extent : Moder	ate, Area Affe	cted : 100%			
	Location	: Throughout					
	Explanati	ion : Lead Coated					
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	1.50/		20.42	* *			
Cast in Place Concrete	15%		2042	* *			
Masonry: Granite	25%	3. 1	LIFE	* *			
Pavers/Stone		Now \$8,2					
	-	Crumbling, Extent : Mod	erate, Area A <u>j</u>	јестеа : 10%			
	Location	: Throughout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Electrical	Current Repair	Future Replacement	Main	tenance
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Es (Yrs)	stimated Cost Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2059 **	5	\$100
	Other Observation, Extent : Ligh			
	Location : Electrical Room Bas			
	Explanation: One 2000 Amper	e Main Disconnect Switch		
Switchgear / Switchboard Molded Case Bkrs	100%	2050 **	5	\$600
	100%	2059 **	3	\$000
Raceway Conduit	100%	2059 **	1	
Panelboards	10070	2039	1	
Fused Disc Sw	5%	2054 **	5	
Molded Case Bkrs	95%	2054 **	5	\$600
Wiring	9370	2034		\$000
Thermoplastic	100%	2059 **	1	
Motor Controllers	10070	2037	1	
Locally Mounted	50%	2049 **	5	\$100
Variable Frequency	50%	2049 **	3	Ψ100
Drive	3070	2019		
Ground				
Grounding Devices				
Generic	100%	LIFE **	5	\$400
Lighting				
Interior Lighting				
Fluorescent	70%	2039 **	10	\$15,700
	T-8 Lamps And Fixtures, Extent.			
	Location: Throughout The Bui			
LED	30%	2039 **		
Egress Lighting	-004		4.0	44.000
Emergency, Battery	50%	2039 **	10	\$3,000
Exit, LED	40%	2069 **	1	
Exit, Service	10%	2039 **	1	
Exterior Lighting	1000/	2020 **		
LED	100%	2039 **		
Alarm				
Security System No Component	70%			
No Component Generic	30%	2039 **	1	\$2,700
Fire/Smoke Detection	3070	2039 ***	1	\$4,700
	70%			
No Component Generic, Digital	30%	2039 **	1-3	\$4,700
Generic, Digital	3070	2039	1-3	φ 4 ,/00

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
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	
Air Conditioning							
Energy Source							
Electricity	100%		2054	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%		2034	* *	2	\$1,500	
Distribution						4-,	
CW & CHW Wtr	100%		2059	* *	4	\$1,200	
Pipe/Pump	10070		2037		•	Ψ1,200	
Terminal Devices							
Air Handler/Cool/Ht	100%		2039	* *	1	\$15,100	
Ventilation	10070		2037		1	\$15,100	
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,600	
Exhaust Fans	10070		LIFE		2-3	\$13,000	
Interior	1000/		2020	* *	2	\$200	
	100%		2039			\$800	
Plumbing							
H/C Water Piping	1000/		2050	* *			
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	10070					Ψ1,500	
Generic	100%						
Vertical Transport	100/0						
Elevators Geared Traction	1000/		LIDD	* *			
	100%	omistion Entont : I:-l.t 4	LIFE				
		ervation, Extent : Light, Area	Ајјестеа	. 100%			
		: Cellar To The Third Floor					
	Explanai	ion: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2059 **	1-2 \$6,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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	
Total	\$2,715,800	
Importance Code A	\$474,100	
Importance Code B	\$1,951,400	
Importance Code C	\$290,400	
Total	\$2,715,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,300			
Interior Architecture				
Electrical	\$85,000		\$100	
Total	\$116,200		\$100	
Importance Code A	\$31,300			
Importance Code B	\$85,000		\$100	
Importance Code C				
Total	\$116,200		\$100	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING B

Asset #: 2401

Architecture		Current Repair Future Replacement				M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	000/	N	фо 2 200	LIPP	* *	_	Φ 2 Ω 2 ΩΩ	
Masonry: Brick	Staining/L	Now Discoloring, e: Through	\$92,300 Extent : Moderate out	LIFE e, Area Ą		5	\$29,300	
Masonry: Granite	Jnt Morta	Now r Miss/Eroo : Entrance	\$67,800 d, Extent : Severe, 2 e Steps	LIFE Area Affe	* * ected : 100%	5	\$1,400	
Masonry: Limestone	Jnt Mortal Location Worn/Ero	: Front Fa	: Moderate, Area			5	\$4,100	
Windows Wood	100%			2041	* *	5	\$62,500	
Parapets Metal Cornice	Staining/L Location Water Pen	: North Ar netration, E	\$44,700 Extent: Moderate ad South Sides xtent: Moderate, 2 ad South Sides		-			
Roof Metal Panel	Gut/DS No Location	: South Sid	\$60,700 iss, Extent : Moder de Extent : Moderate, 2		-			
		: Through tion : Lead						
Skylight, Metal/Glass	5%			2045	* *	10	\$3,600	
terior								
Floors Wood	Broken/M. Location Dry Rot/D Location Water Pen	: Through Decay, Exten : Through	nt : Severe, Area A out xtent : Severe, Are	ffected :	50%	5	\$27,600	
Interior Walls Plaster	Broken/M	Now issing Elem : Through	\$290,400 vents, Extent : Seve out	LIFE re, Area	* * Affected : 100%	5	\$10,400	
Ceilings Plaster	Broken/M	Now issing Elem	\$402,900 eents, Extent : Seve	LIFE re, Area	* * Affected : 100%	5	\$18,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING B

Asset #: 2401

Electrical	Current Repa	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100% 0-2	\$32,700	2055	* *	1		
	Corroded, Extent: Severe	e, Area Affecte	d: 100%				
	Location : Throughout						
Panelboards							
Fused Toggle Switch	100% 0-2	\$23,400	2050	* *	5	\$300	
	Enclosure Corroded, Exte Location : Throughout	ent : Severe, Ai	rea Affecte	ed : 100%			
Wiring							-
Braided Cloth	100% 0-2	\$28,900	2050	* *	1		
	Insulation Aged, Extent:	Severe, Area A	Iffected : I	100%			
	Location : Throughout						
Lighting							
Interior Lighting							
Incandescent	100% 0-2	\$283,100	2035	* *	2	\$400	
	Inadequate Lighting Leve	el, Extent : Seve	ere, Area 1	Affected : 100%			
	Location: Throughout						

Maintenance \$ are aggregated over a ten-year 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$197,900	\$58,500
Mechanical		\$947,700
Total	\$197,900	\$1,006,200
Importance Code B	\$197,900	\$1,006,200
Total	\$197,900	\$1,006,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$104,100	\$25,500	\$18,700	\$50,000
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			
Total	\$104,100	\$25,500	\$18,700	\$50,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Architecture		Current F	Repair	Future Replacement		e Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick		nce, Extent : Through	: Light, Area Affeo out	LIFE cted : 5%	**	5	\$27,300		
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		
		-	ents, Extent : Mod And Trim On 3rd		ea Affected : 10%				
Windows									
Aluminum	Water Pen	Now etration, E : At Stairs	\$30,900 xtent : Moderate, 2	2045 Area Affe	* * cted : 10%	5	\$3,500		
Parapets									
Masonry: Limestone		Discoloring, : Through	Extent : Light, Ar out	LIFE ea Affect	* * ed : 25%	5	\$900		
No Component	85%								
Roof									
Copper/Terne	10%			2044	* *	10	\$6,800		
Single Ply Membrane	15%			2034	* *	10	\$4,100		
Slate	75%			LIFE	* *				
Soffits									
Masonry: Limestone	100%			LIFE	* *	5			
nterior Floors									
Carpet		Discoloring, : Basemen	Extent : Light, Ar t	2028 ea Affect	\$311,900 ed : 5%	3	\$35,200		
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		
		ded, Extent : Basemen	: Moderate, Area t Pantry	Affected	: 25%				
Interior Walls								·	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,500		
Gypsum Board	40%			LIFE	* *	5	\$9,100		
Masonry: Brick	5%			LIFE	* *				
Plaster	45%		\$7,100	LIFE	**	5	\$5,100		
			Extent: Moderate	, Area Aj	tjected : 10%				
	Location	: Stairs Ar	ound Windows						

Maintenance \$ are aggregated over a ten-year period. Site specific 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

itecture Current Repair		Repair	Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				* *	5	\$9,800	
				* *	5	· ·	
				* *	5	\$9,800	
10%			2039	* *	1		
55%							
_	-		, Area A	ffected : 10%			
Location	: Through	out					
1%			2059	* *			
2%			2027	\$900			
50%			2049	* *			
36%	Now	\$5,200	2039	* *			
Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
Location	: North Sid	de Of Property					
14%			2059	* *			
100%			2042	* *			
9%	Now	\$1,100	2042	* *			
Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
Location	: North Sid	de Steps					
1%			2049	* *			
90%			2032	* *			
100%			2032	* *			
	ervation, E	xtent : Light, Area		! : 100%			
		_					
•	25% 10% 15% 40% 15% 40% 55% 4% Cracking/Cotation 1% 20% 50% 36% Cracking/Cotation 14% 100% 100% 100% 100% 100% 100% 100	% of Fail Date Total (Years) 25% 10% 15% 40% 10% 38% 55% 4% Now Cracking/Crumbling, Location: Throught 1% 2% 50% 36% Now Cracking/Crumbling, Location: North Sid 14% 100% 9% Now Cracking/Crumbling, Location: North Sid 14% 100% 9% Now Cracking/Crumbling, Location: North Sid 14% 100% 9% Now Cracking/Crumbling, Location: North Sid 1% 90% 100% Cher Observation, E Location: East Side	25% 10% 15% 40% 10% 38% 55% 4% Now \$1,100 Cracking/Crumbling, Extent: Moderate Location: Throughout 1% 2% 50% 36% Now \$5,200 Cracking/Crumbling, Extent: Moderate Location: North Side Of Property 14% 100% 9% Now \$1,100 Cracking/Crumbling, Extent: Moderate Location: North Side Steps 1% 90%	Year Fail Date Estimated Cost Year FY	Year Estimated Cost Year Estimated Cost Year Estimated Cost Year FY Estimated Cost Year Year	Soft Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Soft Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)

Electrical	Current Repair	r Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$21,700	5	\$100		
	Other Observation, Extent : Light, Area	Affected: 100	0%				
	Location: Electrical Room Basement	t					
	Explanation: One 400 Ampere Main	Disconnect Sw	ritch				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Electrical		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
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%		\$24,600	2054	**	1		
			nt : Moderate, Are	a Affecte	ed : 100%			
			out The Building					
Thermoplastic	15%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$58,500	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	40%			2034	**	10	\$9,600	
			res, Extent : Light,	Area Af	fected: 100%			
		ı : Office Aı	eas					
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	* *			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$22,000	1	\$2,600	

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Central Plant Steam	95%		2049	* *	4	\$1,800	
Piping/Pmp							
No Component	5%						
Terminal Devices							
Convector/Radiator	70%		2034	* *	1	\$5,900	
Fan Coil Unit/Heat	25%		2029	\$95,400	1	\$2,100	
No Component	5%						
Air Conditioning							
Energy Source	1000/		2045	* *			
Electricity	100%		2045	* *	1		
Conversion Equipment	000/		2020	Ф.42.5.200			
Split Unit	80%		2029	\$435,300			
		gerant, Extent : Light, Area A					
	-	: 7 Units. 3 Are In Rear Yar	a, 4 Are On	i Kooj At 2na Fie	oor		
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	000/		2020	#00.700	2	Ø14.700	
Dry Cooler	80%		2029	\$88,700	2	\$14,500	
No Component	20%						
Plumbing							
H/C Water Piping	1000/		2040	* *	1		
Brass/Copper	100%		2049		1		
Water Heater Gas Fired	100%		2024	\$15,500	2	\$400	
	100%		2024	\$13,300	2	\$400	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2034	* *	4	\$700	
Backflow Preventer	100%		2034		4	\$700	
Generic	100%		2039	* *	1	\$1,600	
	10070		2039		1	\$1,000	
Fixtures Generic	100%						
	100%						
Vertical Transport Elevators							
Hydraulic	100%		LIFE	* *			
rryuraune		ervation, Extent : Light, Area					
		ervation, Extent . Light, Area : Basement To 3rd Floor.	i zijjecieu .	100/0			
		tion: 1 Unit					
	Елріини	ion . 1 Omi					

Maintenance \$ are aggregated over a ten-year 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

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
Total	\$21,200	\$13,000	\$9,800	\$19,700
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	
Total	\$21,200	\$13,000	\$9,800	\$19,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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				2055	* *			
		etration, E. : Through	xtent : Moderate, A out	Area Affe	cted : 10%			
Skylight, Metal/Glass	5%			2039	* *	10	\$3,200	
Soffits								
Wood	100%			2034	* *	5		
Interior								
Floors								
Cast in Place Concrete	40%		\$6,700	LIFE	**	5	\$13,600	
	-	-	Extent : Light, Ard out 1st Floor	ea Affecto	ed : 10%			
Ceramic Tile	5%			2038	* *	5	\$800	
Slate	15%			LIFE	* *	5	\$2,500	
Wood	40%	Now	\$4,300	2057	* *	5	\$5,800	
	_		Extent : Moderate,	Area Afj	fected : 5%		•	
	Location	: Main Ro	om 2nd Floor					
Interior Walls								
Cast in Place Concrete		Now	\$1,200	LIFE	* *			
			xtent : Light, Area	Affected	: 10%			
	Location	: Through	out 1st Floor					
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	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$300	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Electrical Room					
	Explanation: One 400 Ampere Main	Disconnect Switch				
Switchgear / Switchboard			de de	_	****	
Molded Case Bkrs	100%	2049	* *	5	\$300	
Raceway	1000/	20.40	ala ala			
Conduit	100%	2049	* *	1		
Panelboards	50/	2045	* *	_		
Fused Disc Sw	5%	2045	**	5	#200	
Molded Case Bkrs	95%	2045	* *	5	\$300	
Wiring	1000/	2040	* *	1		
Thermoplastic	100%	2049		1		
Motor Controllers	1000/	2042	* *	_	¢100	
Locally Mounted Ground	100%	2042		5	\$100	
Grounding Devices						
Generic General Genera	100%	LIFE	* *	5	\$100	
Lighting	10070	LIFE			\$100	
Interior Lighting						
Fluorescent	60%	2034	* *	10	\$5,500	
2.100.000111	Other Observation, Extent : Light, Are. Location : Throughout The Building Explanation : T-8 Lamps			10	<i>\$2,000</i>	
Fluorescent	8%	2034	* *	10	\$700	
	Other Observation, Extent : Light, Are Location : Lobby, Store And Stairway	00				
	Explanation: Using T-5 Lamps					
HID	2%	2034	* *	10		
Incandescent	30%	2034	* *	2	\$100	
Egress Lighting						
Emergency, Battery	60%	2034	* *	10	\$1,400	
Exit, Service	40%	2034	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Exterior Lighting								
HID	100%		2034	* *	10			
Lightning Protection								
Arresters/Cabling								
Generic	100%		2057	* *	5	\$300		
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		

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2049	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2042	* *	1	\$4,900	
		ervation, Extent : Light, Area		: 100%			
	Location	: Ground Floor Boiler Room					
	Explana	tion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2045	* *	4	\$700	
Terminal Devices							
Air Handler	70%		2034	* *	1	\$4,300	
Convector/Radiator	30%		2042	* *	1	\$1,000	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Reciprocating	100%		2034	* *	1	\$4,600	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$700	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2034	* *	1	\$6,200	
Heat Rejection							
Dry Cooler	25%		2034	* *	2	\$1,700	
Water Cooling Tower	75%		2027	\$27,800	2	\$7,600	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Mechanical	Current Repair	Future Rep	olacement	М						
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ventilation										
Exhaust Fans										
Interior	100%	2034	* *	2	\$300					
Plumbing										
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					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: 1st Floor									
	Explanation : Installed In Janitos	· Closet								
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	**							
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Ground To The First Floor									
	Explanation: One Unit									
Fire Suppression										
Sprinkler	1000/	20.40	ماد ماد ماد ماد	1.0	#2 000					
Generic	100%	2049	* *	1-2	\$2,800					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$423,400	\$299,300
Mechanical		\$399,800
Total	\$423,400	\$699,100
Importance Code A	\$423,400	\$299,300
Importance Code B		\$399,800
Total	\$423,400	\$699,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$196,800	\$14,900	\$10,000	\$25,700
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			
Total	\$196,800	\$14,900	\$10,000	\$25,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	* *	5	\$41,500		
Masonry: Brick	80%		\$348,200	LIFE	* *	5	\$221,400		
			xtent : Moderate, A rd Floor Windows	Area Affe	ected : 10%				
Masonry: Limestone	5%			LIFE	* *	5	\$10,400		
•		Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Throughout							
Masonry: Sandstone	5%			LIFE	* *	5	\$10,400		
Window Wall	7%			2049	* *	5	\$72,700		
Windows	,,,,						+,-,,,,,,		
Wood	100%	0-2	\$38,900	2037	* *	5	\$16,500		
	Location Deteriorat	: Through	Extent : Moderate,						
Roof									
Cast in Place Concrete	5%			LIFE	* *				
	Location	: Over Co	xtent : Light, Area nnector Basement rete With Glass Blo						
Copper/Terne	50%	Now	\$5,400	2057	* *				
		on Func/Mi : Through	ss, Extent : Moder out	ate, Area	a Affected : 5%				
Metal Panel	5%	Now	\$500	2042	* *				
		on Func/Mi : Through	iss, Extent : Moder out	ate, Area	a Affected : 10%				
		etration, E : Through	xtent : Moderate, A out	1rea Affe	ected : 5%				
Modified Bitumen	30%			2034	* *	10	\$4,600		
Panel/Paver: Cer/Brk	5%			2049	* *	10	\$1,000		
Skylight, Metal/Glass	5%			2049	* *	10	\$2,600		
Soffits							4-,000		
Metal Panel	100%			2049	* *	5-10			
	Staining/L	-	Extent : Light, Ard out Connector	_ 0 . ,	ed : 10%	- 10			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Architecture	Current Repair		Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	2.50/	0.2	0107.700	2021		2	#12 100	
Carpet	Location Staining/D	: 3rd Floo iscoloring	\$107,700 amage, Extent : Se or Offices Througho Extent : Severe, A or Offices Througho	out rea Affe		3	\$12,100	
Cast in Place Concrete			t : Light, Area Affec out Basement	LIFE cted : 15	* *	5	\$2,500	
G		. Inrough	oui basemeni	2020	* *		ф 1 2 00	
Ceramic Tile	5%			2038	* *	5	\$1,200	
Slate	5%	NT	\$900	LIFE	* *	5	\$1,200	
Vinyl Tile	Broken/Mi Location Cracking/O	: Basemer Crumbling,	\$800 nents, Extent : Mod nt Mechanical Area Extent : Moderate nt Mechanical Area	ı r, Area A	ea Affected : 5%	3	\$1,700	
Wood	30%			2057	* *	5	\$13,000	
Interior Walls Gypsum Board	70% Now \$4,500 LIFE ** 5 \$12,500 Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Throughout 3rd Floor And Stair Water Penetration, Extent: Light, Area Affected: 5% Location: Throughout 3rd Floor And Stair							
Plaster	Water Pen		\$2,500 Extent : Light, Area ast Windows On Th			5	\$1,800	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn				2042	* *	5	\$1,400	
Exposed Concrete	10%			LIFE	* *	5	\$400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	45%			LIFE	* *	5	\$13,000	
Plaster		Now	\$5,500	LIFE	**	5	\$5,100	
	_	_	Extent : Moderate out 3rd Floor	e, Area A	ffected: 20%			
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	Cracking/0	Now Crumbling, : Front Ro	\$100 Extent : Moderate amp	2064 e, Area Ą	* * ffected : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2042	* *			
Pavers/Stone	75%	Now	\$27,800	2038	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Through	out					
	Spalling, I	Extent : Mo	derate, Area Affect	ed: 10%	6			
	Location	: Through	out					
Activity Yard								
Cast in Place Concrete	50%			2042	* *			
Rubber Matting	50%			2034	* *			

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$21,700	5	\$100	
	Other Observation, Exter		! : 100%			
	Location : Electrical Re					
	Explanation: One 2000) Ampere Main Disconn	iect Switch			
Switchgear / Switchboard	1000/	2020	#24 000	_	#100	
Fused Disc Sw	100%	2029	\$34,000	5	\$100	
Raceway	5 50/	2020	#24.5 00			
Conduit	75%	2029	\$24,500	1		
Conduit	25%	2049	* *	1		
Panelboards	5 0 /	2020	4000	_		
Fused Disc Sw	5%	2028	\$800 * *	5	#100	
Molded Case Bkrs	30%	2045		5	\$100	
Molded Case Bkrs	65%	2028	\$10,100	5	\$300	
Motor Controllers	200/	2042	* *	-		
Locally Mounted	20%	2042		5	#100	
Locally Mounted	80%	2027	\$25,900	5	\$100	
Ground						
Grounding Devices	1000/	LIED	* *	_	¢200	
Generic	100%	LIFE		5	\$200	
Lighting Lighting						
Interior Lighting Fluorescent	45%	2034	* *	10	\$6,400	
Puorescent	Other Observation, Exter		1 · 100%	10	\$0,400	
	Location: Throughout		. 100/0			
	Explanation: Using T-	-				
Elyanagaant	4%	2034	* *	10	\$600	
Fluorescent	4% Compact Fluorescent Lig			10	\$600	
	Location : Lobby And S	,	Ајјестей . 100%			
HID	1%	2034	* *	10		
Incandescent	50%	2034	* *	2	\$200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

		Asset II . O	<i>.</i>				
Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System	0/2 of	Fail Data Estimated Cost	Voor	Fetimated Cost	Cyclo	Fetimated Cost	Driority

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Plant Campus Steam / PRV	100%			2039	* *	1		
		ervation, Exte : Basement	ent : Light, Area	Affected	: 100%			
	Explanat	ion : Steam C	omes From Snu	g Harboi	r Power Plant			
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2038	* *	1	\$4,400	
	Location	: Basement	ent : Light, Area	Affected	: 50%			
Heat Exchanger, Plate & Frame		ion : 1 Unit		2032	* *	1	\$4,400	
Frame	Location	ervation, Exte : Basement ion : 1 Unit	ent : Light, Area	Affected	: 50%			
Distribution								
Hot Wtr Piping/Pump	Insul. Dete Location Malfunction Location Not in Serv Location	90% Now \$2,500 2037 Isul. Deteriorating, Extent: Severe, Area Affected: 30% Location: All Piping In Basement Influnctioning, Extent: Severe, Area Affected: 100% Location: Pneumatic Control System, Throughout ot in Service, Extent: Severe, Area Affected: 30% Location: 1 Out Of 3 Booster Pumps, Basement					\$800	
Central Plant Steam Piping/Pmp		Now	\$29,600	2059	**	4	\$100	
	Location	: Basement	ent : Severe, Are m Condensate U		d : 100% Obsolete, 1 On Ex	ctended L	ife	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Mechanical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2029	\$147,600	1	\$6,700	
Convector/Radiator	40%			2034	* *	1	\$2,300	
Air Conditioning								
Energy Source	1000/			2020	* *			
District Chilled Water	100%			2039		1		
		ervanon, E 1 : Basemen	Extent : Light, Area	Ајјестеа	: 100%			
				11	Duilding I			
Distribution	Expiana	tion : Chille	ed Water From Po	wer Hous	se - Bullaing L			
CW & CHW Wtr	100%	0-2	\$2,100	2039	* *	4	\$900	
Pipe/Pump	10070	0-2	\$2,100	2039		7	\$700	
1 ipe/1 ump	Insul. Det	eriorating.	Extent : Severe, Ar	ea Affeci	ted : 30%			
		: Basemen		200 1199 220	. 50,0			
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$196,200	1	\$11,100	
Ventilation					<u> </u>		· · · · · · · · · · · · · · · · · · ·	
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	
			xtent : Light, Area	Affected	1: 10%			
		-	hop, Basement					
	Explana	tion : 1 Uni	it					
Plumbing								
H/C Water Piping	1000/			• • • •	at. at.			
Brass/Copper	100%			2039	* *	1		
Water Heater	1000/			2027	Ø15 400	4	#100	
Electric	100%			2027	\$15,400	4	\$100	
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE		1		
Fixtures Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
Trydraulic			xtent : Light, Area		: 100%			
			at To 3rd Floor	-,,,,,	. = ~ ~ , •			
		tion : 1 Uni						
Fire Suppression								
Sprinkler								
No Component	30%							
Generic	70%			2039	* *	1-2	\$3,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$119,800
Total		\$119,800
Importance Code A		\$119,800
Total		\$119.800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$2,400
Interior Architecture		\$2,700		
Electrical				
Total		\$2,700		\$2,400
Importance Code A				\$2,400
Importance Code B		\$2,700		
Total		\$2,700		\$2,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL

Asset #: 14808

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
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	
Interior							
Floors							
Steel Grating	60%		2049	* *	1		
Wood	40%		2057	* *	5	\$5,300	
Interior Walls							
Plywood/Hardboard	100%		LIFE	* *			
Ceilings							
Exposed Struc: Steel	100%		LIFE	* *			
Site Enclosure							
Fence/Gates							
Exposed Struc: Steel	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, Area	a Affected	! : 100%			
	Location	: Throughout					
	Explana	tion : Steel Handrails					

Electrical	Cı	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type	, , , , , , , ,	nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2059	* *	1		
Panelboards							
Molded Case Bkrs	100%		2054	* *	5		
Wiring							
Thermoplastic	100%		2059	* *	1		
Motor Controllers							
Locally Mounted	100%		2049	* *	5		
Lighting							
Interior Lighting							
LED	100%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2039	* *	10	\$200	
Exit, LED	50%		2069	* *	1		
Exterior Lighting							
LED	100%		2039	* *			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL

Asset #: 14808

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
Electricity	100%	2059 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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
Total		\$41,700
Importance Code B		\$41,700
Total		\$41,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$27,400		
Interior Architecture		\$600		\$1,000
Electrical				
Mechanical	\$100	\$100	\$100	\$100
Total	\$100	\$28,100	\$100	\$1,100
Importance Code A		\$27,400		
Importance Code B	\$100	\$700	\$100	\$1,100
Importance Code C				
Total	\$100	\$28,100	\$100	\$1,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Architecture	Current Repair	Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Co. Total (Years)	st Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior Exterior Walls						
Wood	100%	2042	* *	5	\$34,400	
Wood	Deteriorated Finish, Extent: Light, A Location: Throughout		: 20%	3	\$34,400	
Windows						
Aluminum	100%	2045	* *	5	\$500	
Roof						
Metal Panel	100%	2042	* *	10	\$10,200	
Soffits						
Metal Panel	100%	2049	* *	5-10		
terior						
Floors	550/		* *	_	Ø 5 400	
Cast in Place Concrete	55%	LIFE		5	\$5,400	
Sheet Vinyl/Rubber	30%	2029	\$41,700	5	\$2,000	
	Other Observation, Extent : Light, An Location : Animal Pens	rea А <u></u> ЈЈесіеа :	100%			
33 7 1	Explanation: Rubber Mats	2057	* *	_	¢1 200	
Wood	15%	2057		5	\$1,300	
	Other Observation, Extent : Light, An Location : Mezzanine Level	rea Affectea :	13%			
	Explanation: Used As Hay Loft					
Interior Walls	Explanation . Used As Hay Loji					
Gypsum Board	10%	LIFE	* *	5	\$200	
Wood	90%	LIFE	* *	5	\$14,500	
Ceilings	7070	LILL			Ψ17,500	
Exposed Struc: Wood	100%	LIFE	* *			
te Enclosure						
Fence/Gates						
Wood	100%	2027				

ectrical	Current Repair	Future Replaceme	ent	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5		
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : Electrical Room					
	Explanation: One 200 Ampere Main I	Disconnect Switch				
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$100	
Wiring						
Thermoplastic	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Electrical	Current Repair	Current Repair Future Repla		Maintenance			
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%	2034	* *	5			
Lighting							
Interior Lighting							
Fluorescent	50%	2029	\$8,900	10	\$1,400		
	Other Observation, Extent .	Light, Area Affected : 10	0%				
	Location : Throughout Th	e Building					
	Explanation: Compact F	lourescent Lamps					
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			

Mechanical	Current Repair Future Replacement		placement	nt Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	Recent Installation, Extent: Ligh	t, Area Affected : 10	00%			
	Location : First Floor					
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	

Maintenance \$ are aggregated over a ten-year 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

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
Total	\$300,600	\$50,000
Importance Code A	\$102,400	\$50,000
Importance Code B	\$198,200	
Total	\$300,600	\$50,000

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			
Total	\$72,100	\$3,100	\$2,600	\$24,600
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			



Maintenance \$ are aggregated over a ten-year period. Site specific 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 Replacen	nent	М	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	85% N	. ,	LIFE	* *	5	\$12,700	
		iss/Erod, Extent : Moderat	e, Area Affected : 10)%			
	Location: T	Throughout					
Window Wall	15%		2049	* *	5	\$8,400	
Windows	1000/		2045	* *	-	#200	
Aluminum	100%		2045	* *	5	\$200	
Parapets Cast Stone/Terra Cotta	10% N	Jaw. \$16,000	LIFE	* *	5	\$1,600	
Cast Stone/Terra Cotta		Now \$16,900 ambling, Extent : Moderate			3	\$1,600	
	Location: T	-	, Area Ajjeciea . 507	<i>7</i> 0			
Masonry: Brick	40%	oug.rom	LIFE	* *	5	\$900	
No Component	50%		LIFE		3	\$900	
Roof	3070						
Metal Panel	5%		2042	* *	10	\$1,300	
Single Ply Membrane	35%		2034	* *	10	\$4,800	
Slate		0-2 \$52,100	LIFE	* *	10	Ψ1,000	
21412		mbling, Extent : Light, Are					
	Location : T	-					
Slate	2%		LIFE	* *			
Sloped Glazing	15% N	Now \$50,300	LIFE	* *	5	\$27,500	
1 5	Water Penetr	ation, Extent : Moderate, A	Irea Affected : 15%				
	Location: T	Throughout					
nterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$1,100	
Ceramic Tile	5%		2038	* *	5	\$500	
Terrazzo		0-2 \$43,300	LIFE	* *	5	\$7,000	
		racks, Extent : Moderate, A	Irea Affected : 10%				
T	Location : T	hroughout					
Interior Walls	600/ N	Jaw. \$10,000	LIEE	* *	-	#2 200	
Concrete Masonry Unit		-		* *	5	\$3,300	
	Location : T	icks, Extent : Moderate, Ar Throughout	ea Affectea : 10%				
		nrougnoui racks, Extent : Moderate, A	Trea Affected · 10%				
	Location : T		пен лугенен . 10/0				
		ks, Extent : Moderate, Ared	a Affected · 10%				
	Location: T						
Plaster	40%	<u> </u>	LIFE	* *	5	\$1,600	
1 105101	TU / U		LILL		3	Ψ1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$4,200	2042	* *	5	\$1,200	
	Staining/D	iscoloring,	Extent: Moderate	, Area A	ffected : 10%			
	Location	: Below Fl	at Roofs					
	Water Pen	Water Penetration, Extent: Moderate, Area Affected: 5%						
	Location	: Below Fl	at Roofs					
Exposed Concrete	25%			LIFE	* *	5	\$400	
Gypsum Board	25%	Now	\$1,300	LIFE	* *	5	\$3,100	
7 1	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 50%			
	Location	: Through	out					
Plaster	25%			LIFE	* *	5	\$1,600	
	Paint Peel	ing, Extent	: Light, Area Affec	cted : 109	%			
	Location	: Through	out					
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Free Standing Walls	•	•			_			•
Masonry: Brick	100%	2-4	\$4,400	2049	* *			
	Jnt Morta	r Miss/Eroa	l, Extent : Light, A	rea Affec	ted : 10%			
	Location	: Through	out					

Electrical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2029	\$2,400	5		
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: One 400 Ampere I	Main Disconnect S	witch			
Fused Disc Sw	10%	2029	\$300	5		
	Other Observation, Extent : Light, Location : Electrical Room					
	Explanation: One 100 Ampere 1	Main Disconnect S	witch For Eme	rgency		
Raceway						
Conduit	100%	2029	\$8,900	1		
Panelboards						
Fused Disc Sw	5%	2028	\$800	5		
Molded Case Bkrs	95%	2028	\$14,800	5	\$200	
Wiring						
Thermoplastic	100%	2029	\$11,100	1		
Motor Controllers						
Locally Mounted	100%	2027	\$19,500	5		
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Electrical	Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	20%	2034	* *	10	\$1,200		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location : New Addition						
	Explanation: T-8 Lamps						
Fluorescent	80%	2039	* *	10	\$4,900		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Egress Lighting							
Emergency, Service	45%	2039	* *	1			
Emergency, Battery	10%	2024	\$900	10	\$200		
Exit, LED	35%	2069	* *	1			
Exit, Service	10%	2024	\$200	1			
Exterior Lighting							
Fluorescent	100%	2034	* *	10	\$600		
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
	Location : Perimeter Of The Building						
Alarm							
Security System							
No Component	70%						
Generic	30%	2034	* *	1	\$700		
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2034	* *	1-3	\$1,200		

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$5,000	2027	\$50,000	1	\$3,000	
	Obsolete I	Equipment,	Extent : Severe, Ai	ea Affec	ted : 60%			
	Location	: Boiler Fo	or Old Section App	ears To	Be Undersized			
			xtent : Light, Area					
			For Old Section A					
	Explana	ion : Two l	Units					
Distribution	1							
Hot Wtr Piping/Pump	100%			2028	\$10,100	4	\$300	
Terminal Devices								
Air Handler	100%			2024	\$91,200	1	\$4,100	
Air Conditioning					•		•	
Energy Source								
Electricity	100%			2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	50%			2024	\$27,500	1	\$1,500	
1	-	-	ent : Light, Area A On The Ground	ffected :	50%			
Reciprocating Compr/Chiller	50%			2034	* *	1	\$1,500	
			ent : Light, Area A On The Ground	ffected :	50%			
Terminal Devices								
Air Handler/Dir	50%			2024	\$36,200	1		
Expansion								
Air Handler/Dir	50%			2034	* *	1		
Expansion								
Heat Rejection							4	
Air Cooled Condenser	50%			2024	\$6,500	2	\$2,300	
Unit	500/			2020	\$6.500	2	#2.200	
Air Cooled Condenser Unit	50%			2029	\$6,500	2	\$2,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans	10070			LII L			ψ3,700	
Roof	100%			2029	\$10,800	2	\$200	
Plumbing	10070				ψ10,000		\$200	
H/C Water Piping								
Brass/Copper	50%			2049	* *	1		
Galvanized Steel	50%			2027	\$14,200	1		
Water Heater								
Gas Fired	100%			2024	\$4,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2034	* *	1	\$400	
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$568,800	\$146,400
Interior Architecture	\$54,900	\$756,900
Mechanical	\$433,800	\$1,183,700
Total	\$1,057,500	\$2,087,000
Importance Code A	\$568,800	\$146,400
Importance Code B	\$488,700	\$1,732,600
Importance Code C		\$208,000
Total	\$1.057.500	\$2.087.000

Total \$1,057,500 \$2,087,000

\$55,200		\$2,400	
Φ σσο 000		¢2 400	
\$66,200	\$27,500	\$26,900	\$49,900
\$74,500	\$5,300	\$4,200	\$6,000
\$195,900	\$32,800	\$33,500	\$55,900
\$3,900	\$3,900	\$3,900	\$3,900
\$47,000			
\$400			
\$14,800	\$19,400	\$17,400	\$17,500
\$4,200	\$5,200	\$6,500	\$25,000
\$55,300	\$3,200	\$5,600	\$7,800
\$70,300	\$1,100		\$1,700
FY 2021	FY 2022	FY 2023	FY 2024
	\$70,300 \$55,300 \$4,200 \$14,800 \$400 \$47,000 \$3,900 \$195,900 \$74,500 \$66,200	\$70,300 \$1,100 \$55,300 \$3,200 \$4,200 \$5,200 \$14,800 \$19,400 \$400 \$47,000 \$3,900 \$3,900 \$195,900 \$32,800 \$74,500 \$5,300 \$66,200 \$27,500	\$70,300 \$1,100 \$55,300 \$3,200 \$5,600 \$4,200 \$5,200 \$6,500 \$14,800 \$19,400 \$17,400 \$400 \$47,000 \$3,900 \$3,900 \$3,900 \$195,900 \$32,800 \$33,500 \$74,500 \$5,300 \$4,200 \$66,200 \$27,500 \$26,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset #: 2321

rchitecture	Current Repa	ir	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
cterior								
Exterior Walls	20/ 1	¢< 000	LIEE	* *	-	¢7.200		
Cast Stone/Terra Cotta	2% Now	\$6,800	LIFE		5	\$7,200		
	Cracking/Crumbling, Exte Location: South Wing	ent : Light, Are	га Ајјеси	ea : 2%				
	Int Mortar Miss/Erod, Ex.	tant : Madana	a Amaa	Affactad : 50/				
	Location : Throughout	ieni : Moaerai	e, Area 2	Affectea : 5%				
Masonry: Brick	90% Now	\$25,900	LIFE	* *	5	\$41,300		
,	Diagonal Cracks, Extent :		ffected :	5%				
	Location : Reptile Wing,	West Wing						
	Expansion Int Failure, Ex Location : Chimney	tent : Modera	te, Area .	Affected : 30%				
Masonry: Granite	3% 0-2	\$3,400	LIFE	* *	5	\$1,000		
y	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location: Maintenance	0	55					
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		
	Deteriorated Finish, Extent: Light, Area Affected: 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	33%		LIFE	* *	5	\$800		
Pre-Cast Concrete	7%		LIFE	* *	5	\$1,100		
No Component	60%							
	Other Observation, Extendation: Throughout	t : Light, Area	Affected	<i>: 0%</i>				
	Explanation : Slate Roop	r						
	влрининон . Бине Коој							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture	Current Rep	air F	ıture Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Ye	ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Roof	50/ NI	¢2.000 20	17 **			
Metal Panel	5% Now Water Penetration, Extent Location : Throughout		1 2			
Modified Bitumen	30% Now Alligatoring, Extent: Mo Location: Throughout Debris Present, Extent:		d : 25%			
	Location : Throughout Vegetation Growth, Exte Location : Throughout					
	Water Penetration, Extendant Location: Throughout		Affected : 10%			
	Other Observation, Exte Location: Over Reptile Explanation: Loose Bo	e Wing Roof	Affected : 100%			
Skylight, Metal/Glass	3% Now Water Penetration, Extended Location: Throughout	\$30,400 20 nt : Light, Area Affec				
Slate	50% Now Broken/Missing Element	\$289,900 LI				
	Location: Throughout Gut/DS Non Func/Miss, Location: Throughout		rea Affected : 25%			
	Loose Units, Extent : Mo Location : Throughout	oderate, Area Affecte	d : 15%			
	Water Penetration, Extended Location: Throughout	nt : Moderate, Area	Affected: 10%			
	Worn/Eroded, Extent : N Location : Throughout	***	ted : 50%			
Sloped Glazing	12%	LI	FE **	5	\$105,100	
Soffits					-	
Glass: Special Gauge	45%	LI	FE **	1		
Metal Panel	30%	20		5-10		
Stucco Cement	25%	20	**	5		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture	Current Repair Future Replacement			e Replacement	M		
ystem Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors	100/ 37	Φ. π. 1.0.0	2020	#101.200		011 100	
Carpet	Location: 2nd Punct/Tear/Impa Location: 2nd	ing, Extent : Moderat Floor Office ct Damage, Extent : I Floor Office ring, Extent : Modera	e, Area Aff Moderate, 1	Area Affected : 109	3	\$11,400	
Cast in Place Concrete	Location : Thro Paint Peeling, Ex Location : Thro	ling, Extent : Modera oughout Basement otent : Light, Area Aff oughout Basement on, Extent : Light, Are	te, Area A <u>j</u> Sected : 159	· %	5	\$34,700	
Ceramic Tile	10%		2038	* *	5	\$6,300	
Quarry Tile	5%		2042	* *	5	\$4,800	
Sheet Vinyl/Rubber	Location: Rept Punct/Tear/Impa Location: Base Seams Open/Spli Location: Base Worn/Eroded, Ex Location: Thro	ing, Extent : Light, Ar	rea Affected Moderate, . Area Affec a Affected .	Area Affected : 159 sted : 5% : 25%		\$13,300	
Traffic Topping	10%		2034	* *	5	\$7,900	
Vinyl Tile	10%		2034	* *	3	\$2,400	
Interior Walls Cast in Place Concrete	Location : Boile	v \$16,200 n, Extent : Moderate, er Room And Throug	, Area Affe hout Basen	nent			
Ceramic Tile	5%		2038	* *	5	\$4,900	
Concrete Masonry Unit		**	LIFE	**	5	\$2,000	
Fabric on Framing	Location : Afric Other Observation Location : Afric	ct Damage, Extent : 1 ca Wing on, Extent : Light, Are	Moderate, .		5	\$500	
	zapramani . c		LIFE	* *	1		
Glass: Special Gauge			LIPT				
Glass: Special Gauge Gypsum Board	18%			* *		\$17.600	
Gypsum Board	18% 30%		LIFE	* *	5	\$17,600	
	18%					\$17,600 \$5,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$3,200	2034	* *	5	\$9,500	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 2%			
		_	out Basement	1.00	1 1000/			
	_	_	Extent : Light, Are out Basement	га Ајјесі	ea : 100%			
F 16				TIPE	* *		4000	
Exposed Concrete		Now	\$17,000	LIFE		5	\$800	
	_	_	Extent : Moderate out Basement	, Area A	<i>јјес</i> геа : 10%			
Exposed Struc: Steel	2%			LIFE	* *			
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	\$23,800	
Plaster	25%			LIFE	* *	5	\$9,900	
Site Enclosure								
Fence/Gates								
Chain Link	95%		*	2049	* *			
Iron Picket	_	Now	\$400	2049	**			
			xtent : Moderate, A	lrea Affe	ected : 10%			
		: Main Ga		4 46	Y4-1.000/			
		ea Finish, . : Main Ga	Extent : Moderate, te	Area Ajj	jeciea : 90%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	30%			2042	* *			
Pavers/Stone		Now	\$18,800	2038	**			
			ctent : Moderate, A	rea Affe	cted : 10%			
	Location	: Along Br	oadway					
On-Site Walkways	500/	NT.	#0. 600	2022	* *			
Asphalt		Now	\$9,600	2032				
		: Through	Extent : Moderate out	, Area A	ffeciea : 15%			
Cast in Place Concrete	10%			2042	* *			
Pavers/Stone	40%	2-4	\$18,600	2038	* *			
	_	-	tent : Light, Area	Affected	: 5%			
<u></u>	Location	: Through	out					

Electrical	С	urrent R	Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	70%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Are Location : Electrical Room					
	Explanation: Two 1200 Ampere Mai					
Fused Disc Sw	30%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Are Location : Electrical Room			7		
	Explanation: Two 1200 Ampere Mai	n Disconnect Swit	ches For E	mergen	cy	
Switchgear / Switchboard Molded Case Bkrs	100%	2049	* *	5	\$1,100	
Raceway	10070	2049			\$1,100	
Conduit	100%	2049	* *	1		
Panelboards	10070	2019		-		
Fused Disc Sw	5%	2045	* *	5	\$100	
Molded Case Bkrs	95%	2045	* *	5	\$1,100	
Wiring					, ,	
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2042	* *	1	\$13,200	
Generators	1000/	2020	* *	1	016 600	
Diesel	100%	2038	* *	1	\$16,600	
	Other Observation, Extent: Light, Are Location: Outside The Building Explanation: One 600 Kilowatt	a Affected : 100%				
Batteries	F					
Lead/Acid	100%	2023	\$1,600	5	\$1,600	
Fuel Storage						
Main Tank	100%	2057	* *	5	\$1,200	
	Other Observation, Extent : Light, Are	00				
	Location: Generator Room Outside	The Building				
	Explanation: One 300 Gallon Tank					
Lighting		<u> </u>			<u> </u>	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Current Repair		e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	30%	2034	* *	10	\$11,700			
	Other Observation, Extent : Light, Are	a Affectea	! : 100%					
	Location : Throughout The Building							
	Explanation: T-8 Lamps							
Fluorescent	20%	2034	* *	10	\$7,800			
	Compact Fluorescent Light, Extent : L	ight, Area	Affected: 100%					
	Location: Throughout The Building							
HID	5%	2034	* *	10	\$100			
LED	45%	2039	* *		•			
Egress Lighting								
Emergency, Service	50%	2034	* *	1				
Emergency, Battery	5%	2034	* *	10	\$500			
Exit, LED	40%	2057	* *	1				
Exit, Service	5%	2034	* *	1				
Exterior Lighting								
HID	100%	2034	* *	10	\$100			
Alarm								
Security System								
No Component	70%							
Generic	30%	2034	* *	1	\$4,800			
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2034	* *	1-3	\$7,900			

Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2049	* *	1	\$41,900	
	Recent Installation, Extent : Light, Location : Basement	Area Affected : 100%	ó			
	Other Observation, Extent: Light,	Area Affected : 100%	ó			
	Location: Basement					
	Explanation: 5 Units					
Distribution						
Hot Wtr Piping/Pump	80%	2037	* *	4	\$2,500	
Central Plant Steam Piping/Pmp	20%	2039	* *	4	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset #: 2321

Mechanical		Current Repair	Futur	re Replacement	Maintenance		
System Component	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)	FY		(Yrs)		
Heating							
Terminal Devices							
Air Handler	20%		2024	\$116,300	1	\$5,200	
Air Handler	50%		2029	\$290,700	1	\$13,100	
Convector/Radiator	20%		2027	\$44,300	1	\$2,700	
Unit Heater - Steam	10%		2029	\$14,800	4	\$600	
Air Conditioning				·			
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	\$350,900	1	\$19,600	
Compr/Chiller							
-		gerant, Extent : Light, Area A	ffected :	100%			
	Location	: Basement					
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$3,100	
Pipe/Pump							
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	
Ventilation							
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	
Plumbing							
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%						
Vertical Transport							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset #: 2321

Mechanical	anical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location: Basement To The Second	Floor.				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2039	* *	1-2	\$4,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$331,500	\$52,800
Total	\$331,500	\$52,800
Importance Code A	\$331,500	\$52,800
Total	\$331,500	\$52,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,300			\$11,100
Interior Architecture	\$32,300		\$5,700	
Electrical			\$100	\$19,700
Mechanical	\$300	\$300	\$400	\$38,900
Total	\$78,800	\$300	\$6,100	\$69,600
Importance Code A	\$46,500	\$200	\$200	\$22,400
Importance Code B	\$32,300		\$1,300	\$47,200
Importance Code C			\$4,600	
Total	\$78,800	\$300	\$6,100	\$69,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Architecture	Current Repair	Future Replacemen	nt N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Masonry: Brick	100% 2-4 \$83,000	LIFE	** 5	\$52,800	
	Diagonal Cracks, Extent : Light, Area A Location : Throughout	Iffected: 10%			
	Int Mortar Miss/Erod, Extent: Light, A	rea Affected · 10%			
	Location: Throughout	i ca rijjecica . 1070			
Windows	Ö				
Wood	100% Now \$106,200	2037	** 5	\$30,200	
	Ctrwt/Balnc Not Funct, Extent : Severe,	Area Affected : 30%			
	Location: Throughout				
	Deteriorated Finish, Extent : Light, Are	a Affected : 75%			
	Location: Throughout Dry Rot/Decay, Extent: Moderate, Area	a Affactad : 500/			
	Location: Throughout	i Ajjecieu . 3070			
	Paint Peeling, Extent: Light, Area Affe	cted : 75%			
	Location: Throughout				
Parapets					
Cast Stone/Terra Cotta	10% Now \$15,200	LIFE *	** 5	\$8,900	
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 10%			
	Location: Throughout Water Penetration, Extent: Moderate, 2	Auga Affacted , 100/			
	Location: Throughout	Area Affectea : 10%			
Masonry: Brick	90% 4+ \$31,100	LIFE *	** 5	\$10,300	
Masoin y. Briek	Jnt Mortar Miss/Erod, Extent: Light, A			Ψ10,200	
	Location : Throughout				
Roof					
Built-Up (BUR)	27%	2034	** 10	\$11,100	
Single Ply Membrane	70% Now \$142,300	2034	* *		
	Blisters, Extent : Moderate, Area Affect Location : Throughout	ea : 30%			
	Patching Evident, Extent: Light, Area	Affected · 10%			
	Location: Throughout	ijjecica i 1070			
	Seams Open/Split, Extent : Moderate, A	rea Affected : 15%			
	Location : Throughout				
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affected : 100%			
Skylight, Plastic	3%	2042	** 1		
Soffits					
Stucco Cement	50%	2042	** 5		
Mood nterior	50%	2034	** 5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Architecture	Current Rep	air	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors		_		de de	_	** • • • • • • • • • • • • • • • • • •	
Cast in Place Concrete	55% Paint Peeling, Extent : L Location : Throughout	ight, Area Affectea		**	5	\$26,400	
Ceramic Tile	10%	2	038	* *	5	\$2,200	
Terrazzo	35%	L	IFE	* *	5	\$6,000	
Interior Walls							
Ceramic Tile	50%	2	038	* *	5	\$9,200	
Masonry: Brick	50%	L	IFE	* *			
	Paint Peeling, Extent : L Location : Throughout	ight, Area Affectea	l : 15%	6			
Ceilings							
Gypsum Board	5% Now		IFE	* *	5	\$1,400	
Metal Panel Plaster	Broken/Missing Element Location: Maintenanc Cracking/Crumbling, Ex Location: Maintenanc Misaligned/Bulging, Ext Location: Maintenanc Water Penetration, Exter Location: Maintenanc 45% 50% Now Cracking/Crumbling, Ex Location: Maintenanc Staining/Discoloring, Ex Location: Maintenanc Water Penetration, Exter	e Areas tent : Moderate, Ar e Areas ent : Moderate, Ar e Areas nt : Moderate, Area e Areas L \$30,000 L tent : Moderate, Ar e Areas tent : Moderate, Ar e Areas	rea Affe a Affec IFE IFE rea Aff	rected: 10% ected: 5% eted: 20% ** ** Fected: 30% Fected: 10%	5 5	\$12,300 \$6,800	
	Location: Maintenanc	e Areas					
Site Enclosure							
Fence/Gates	- 00/	_	0.45				
Chain Link	50%		049	* *			
Wood	50% Other Observation, Exte. Location: Throughout Explanation: PVC		030 fected	: 100%			
Site Pavements							
On-Site Walkways							
Asphalt	50%		038	**			
Cast in Place Concrete	10%		042	* *			
Pavers/Stone	40%	2	038	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$1,500	5		
		servation, Extent : Light, Area	Affected	! : 100%			
		n : Electrical Room					
	Explana	tion : One 200 Ampere Main I	Disconne	ect Switch			
Raceway							
Conduit	100%		2029	\$3,900	1		
Panelboards							
Fused Disc Sw	5%		2028	\$400	5		
Molded Case Bkrs	95%	1	2028	\$7,400	5	\$100	
Wiring							
Thermoplastic	100%		2029	\$8,500	1		
round							
Grounding Devices	1000						
Not Accessible	100%						
ighting							
Interior Lighting	1000/		2027	* *	1.0	Ø4.400	
Fluorescent	100%		2037		10	\$4,400	
		servation, Extent : Light, Area	Ајјестеа	!: 100%			
		n: Throughout The Building					
	Explana	tion: T-8 Lamps					
Egress Lighting	400/		2024	¢2 700	10	\$500	
Emergency, Battery	40%		2024	\$2,700	10	\$500	
Emergency, Battery	10%		2037	* *	10	\$100	
Exit, LED	50%		2064	* *	1		
Exterior Lighting	1000/		2024	#16.000	10	0.400	
Fluorescent	100%		2024	\$16,000	10	\$400	
	-	Fluorescent Light, Extent : Lig	gnt, Area	Ајјества : 100%			
	Location	n : Throughout The Building					

Mechanical	Current Repair	Futur	e Replacement	cement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Furnace	100%	2024	\$11,000	1	\$2,400	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Outside The Wall					
	Explanation: Two Units					
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Mechanical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%		2024	\$23,500	2	\$100	
Treating, Cooling	R-22 Refrigera	int, Extent : Light, Area A	ffected :	40%			
	Location : Re	-	55				
Window/Wall Unit	10%		2024	\$1,000	1		
No Component	50%						
Ventilation							
Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$1,100	
No Component	60%						
Exhaust Fans							
Roof	40%		2024	\$3,100	2	\$100	
No Component	60%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2027	\$2,900	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$35,900	
Total	\$35,900	
Importance Code B	\$35,900	
Total	\$35.900	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$200		
Interior Architecture	\$7,600			
Electrical				\$13,600
Site Enclosure	\$9,400			
Total	\$17,000	\$300		\$13,600
Importance Code A		\$200		
Importance Code B	\$7,600			\$13,600
Importance Code C	\$9,400			
Total	\$17,000	\$300		\$13,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Asset #: 4495

Architecture		Current I	Repair	Futur	e Replacemen	t	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	00/			LIDE			-	Ф100	
Masonry: Brick	9%			LIFE		* *	5	\$100	
Masonry: Limestone	1%			LIFE		* *	5	φ. σ .ο.ο.	
Wood	10%			2042		* *	5	\$500	
		ted Finish, : Through	Extent : Light, Ared out	a Affecte	d : 10%				
No Component	80%								
Roof									
Slate	80%			LIFE	*	* *			
Sloped Glazing	20%			LIFE	*	* *	5	\$27,400	
Soffits									
Wood	100%			2042	*	* *	5		
Interior									
Floors									
Panel/Paver: Cer/Brk	_	d/Bulging,	\$7,600 Extent : Light, Ared arimeter Wall	2045 a Affecte		* *	5	\$3,500	
Ceilings									
Exposed Struc: Wood	_		\$35,900 Extent : Moderate out	LIFE , Area Ą		* *			
Site Enclosure									
Free Standing Walls									
Masonry: Brick	Location	r Miss/Erod : Through			eted : 10%	* *			
		n Growth, E : Through	Extent : Light, Area out	Affected	d : 15%				

Electrical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Wiring						
Thermoplastic	100%	2029	\$8,500	1		
Lighting						
Interior Lighting						
Incandescent	100%	2024	\$7,900	2		
Exterior Lighting						
HID	100%	2024	\$5,700	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$2,300
Interior Architecture	\$14,000	\$100	\$1,200	
Electrical				\$2,200
Mechanical	\$800	\$500	\$700	\$800
Total	\$14,800	\$700	\$1,900	\$5,300
Importance Code A	\$100	\$100	\$100	\$2,500
Importance Code B	\$3,200	\$600	\$600	\$2,800
Importance Code C	\$11,500		\$1,200	
Total	\$14,800	\$700	\$1,900	\$5,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Asset #: 2799

Architecture		Current Ro	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
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		
terior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$600	
Quarry Tile	85%	Now	\$2,500	2042	* *	5	\$1,200	
•	Cracking/	Crumbling, I	Extent : Moderate	, Area A	ffected : 25%			
	Location	: At Entran	ce Doors					
Interior Walls								
Cast in Place Concrete	35%	Now	\$11,500	LIFE	* *			
	Water Pen	etration, Ex	tent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Throughor	ut Basement					
Ceramic Tile	25%			2038	* *	5	\$2,500	
Gypsum Board	5%			LIFE	* *	5	\$300	
Masonry: Brick	35%			LIFE	* *	2	\$200	
Ceilings	3370			<u> </u>				
AcousTileSusp.Lay-In	15%			2042	* *	5	\$300	
Exposed Struc: Steel	10%			LIFE	* *	5	φ500	
Gypsum Board	75%			LIFE	* *	5	\$1,800	
Gypsuin Doard	13/0			LII.E		3	\$1,000	

Electrical	Current Repair	Future Rep	olacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Area	a Affected : 100	1%			
	Location : Electrical Room Basement					
	Explanation: One 350 Ampere Main	Disconnect Swi	itch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2049	* *	5	\$100	
Raceway						
Conduit	100%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Asset #: 2799

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Panelboards						
Fused Disc Sw	5%	2045	* *	5		
Molded Case Bkrs	95%	2045	* *	5	\$100	
Wiring						
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5		
-ighting						
Interior Lighting						
Fluorescent	50%	2034	* *	10	\$1,000	
	Other Observation, Ext Location : Throughou Explanation : T-8 Lan	O	1: 100%			
Fluorescent	30%	2034	* *	10	\$600	
	Compact Fluorescent L Location: 1st Floor	ight, Extent : Light, Area	Affected: 100%			
LED	20%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$300	
Exit, Service	50%	2034	* *	1		
Exterior Lighting						
Fluorescent	100%	2034	* *	10	\$200	
	Location : Outside	ent : Light, Area Affected Compact Flourescent Lan				

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Furnace	100%	2034	* *	1	\$1,100	
	Other Observation, Extent : Light, A	rea Affected : 100%	ó			
	Location: Roof					
	Explanation: Two Units And No F	Perimeter Heat				
Air Conditioning						
Energy Source						
Electricity	100%	2045	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2034	* *	2	\$100	
Heating/Cooling						
	R-22 Refrigerant, Extent : Light, Are	ea Affected : 100%				
	Location: 2 Units On The Roof					

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

Mechanical	Current R	epair Futu	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$1,200	
Exhaust Fans						
Roof	100%	2034	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
Water Heater						
Gas Fired	100%	2029	\$1,300	2		
	Recent Installation, Ex	ctent : Light, Area Affecte	d: 100%			
	Location: Basement					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$100	
Backflow Preventer						
Generic	100%	2034	* *	1	\$100	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$600	
Chemical System						
Generic	100%	2027	\$27,200	1-3	\$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 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

Area Sq Ft : 10,452 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 1909 Lot : 9 BIN : 1057819

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$258,100	
Interior Architecture		\$62,600
Electrical		\$112,000
Mechanical		\$512,800
Total	\$258,100	\$687,400
Importance Code A	\$258,100	\$126,600
Importance Code B		\$560,900
Total	\$258,100	\$687,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$191,100	\$19,100	\$29,100	\$20,600
Importance Code A	\$47,600	\$200	\$700	\$200
Importance Code B	\$130,600	\$18,900	\$28,400	\$20,400
Importance Code C	\$13,000			
Total	\$191,100	\$19,100	\$29,100	\$20,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Architecture		Current F	Repair	Futu	re Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	•			•					
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$15,200		
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200		
Glass: Special Gauge	5%			LIFE	* *	1			
Masonry: Brick	65%		\$39,700	LIFE	* *	5	\$25,300		
			l, Extent : Moderai icade Throughout	te, Area .	Affected : 15%				
		-	: Moderate, Area acade Throughout	Affected	: 60%				
	Water Pen		xtent : Moderate, 2	Area Affe	ected : 30%				
Window Wall	20%			2045	* *	5	\$29,200		
Windows									
Aluminum	Ctrwt/Bali Location	: Through	\$17,800 ct, Extent : Light, A out Extent : Light, Area			5	\$1,000		
		: Through	-	33					
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,100		
Masonry: Brick	40%		\$9,800	LIFE	* *	5	\$1,600		
		r Miss/Eroc : North Fa	d, Extent : Moderai acade	te, Area .	Affected : 50%				
		etration, E. : Through	xtent : Light, Area out	Affected	<i>' : 10%</i>				
Metal Panel	20%			2035	* *	5	\$3,100		
Stucco Cement	30%			2030	\$32,800	5	\$3,100		
Roof	5.50/) I	ф100 7 00	2025	* *				
Modified Bitumen	Deteriora	Now ted Finish, . : Through	\$109,700 Extent : Moderate,	2035 Area Af					
	Ponding, I	Extent : Lig	oui ht, Area Affected : Bulkhead Door	30%					
	Worn/Ero		: Moderate, Area	Affected	: 100%				
Plaza Roof: Stone Panel		Now	\$19,400	2045	* *				
i iaza kuui. Sione Pänei	Water Pen		xtent : Light, Area						
Skylight, Metal/Glass	5%	0-2	\$108,600	2055	* *			1	
,6,2	Broken/Mi		ents, Extent : Seve		Affected : 100%			-	
Sloped Glazing	10%			LIFE	* *	5	\$18,800		
Interior	10/0			LILE			Ψ10,000		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Architecture		Current l	Repair	Future Replacement Mai		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	100/	0.2	#1 000	2021	#20.000	2	#2.4 00	
Carpet	_		\$1,000 , Extent : Light, Ard out	2021 ea Affect	\$20,900 red : 5%	3	\$2,400	
Slate	10%			LIFE	* *	5	\$1,700	
Vinyl Tile	Location Worn/Ero	issing Elen 1 : Corridon ded, Extent	\$12,500 nents, Extent : Mod rs, 4th Floor t : Moderate, Area nd, 4th Floor Corr.	Affected	: 10%	3	\$2,600	
Vinyl Tile 9" X 9"	_		\$9,000 , Extent : Severe, A yout	2035 rea Affec	* * cted : 100%	3	\$300	
Wood			\$32,400 Extent : Moderate,	2053 Area Afj	* * fected : 60%	5	\$4,400	
Interior Walls								
Gypsum Board	Cracking/	Now Crumbling, 1: Through	\$4,900 , Extent : Severe, A yout	LIFE rea Affec	* * cted : 5%	5	\$13,600	
Gypsum Board	10%			LIFE	* *	5	\$1,900	
Plaster	Cracking/	Now Crumbling; 1 : Through	\$8,100 , Extent : Severe, A yout	LIFE rea Affec	* * cted : 40%	5	\$1,000	
Wood	10%			LIFE	* *	5	\$12,900	
Ceilings								
AcousTileConcealSpLn		issing Elen	\$26,500 nents, Extent : Mod Floor Corridor	2045 erate, Ar	* * rea Affected : 30%	5	\$2,000	
AcousTileSusp.Lay-In	Water Per	Now netration, E n : Through	\$3,300 Extent : Light, Area yout	2042 Affected	* *	5	\$3,900	
Gypsum Board	Water Per	Now netration, E n : Through	\$2,500 Extent : Light, Area cout	LIFE Affected	**	5	\$5,900	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Electrical	Current Repair	Future R	Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts Service Equipment Fused Disc Sw	50% Other Observation, Extent : Model Location : Electrical Room	2051 rate, Area Affecte	** d:100%	5			
Fused Disc Sw	Explanation : Main Service Prote	ector Rated At 16	00 Amperes	5			
rused Disc 5w	Other Observation, Extent: Model Location: Old Electrical Room Explanation: 2000 Amperes		d : 100%	3			
Switchgear / Switchboard	T						
Fused Disc Sw	80%	2025	\$27,200	5			
Molded Case Bkrs	20%	2051	* *	5	\$100		
Raceway							
Conduit	80%	2025	\$26,100	1			
Conduit	20%	2051	* *	1			
Panelboards							
Fused Disc Sw	20%	2033	* *	5			
Fused Disc Sw	10%	2047	* *	5			
Molded Case Bkrs	60%	2033	* *	5	\$200		
Molded Case Bkrs	10%	2047	* *	5			
Wiring	000/		ala ala				
Thermoplastic	80%	2035	* *	1			
Thermoplastic	20%	2051	* *	1			
Motor Controllers	900/	2020	¢21.200	-	¢100		
Locally Mounted	80% 20%	2030 2042	\$31,200	5 5	\$100		
Locally Mounted	2076	2042					
Ground Grounding Devices							
Generic Generic	50% 2-4 \$5,0 Other Observation, Extent: Model Location: Basement Explanation: Corroded		* * d : 100%	5	\$100		
Generic	50% Other Observation, Extent: Model Location: New Electrical Room	LIFE rate, Area Affecte	* * d : 100%	5	\$100		
T 1.1 (1)	Explanation: New Addition						
Lighting Interior Lighting							
Fluorescent	65%	2030	\$22,900	10	\$6,200		
Traorescent	Other Observation, Extent : Light, Location : Throughout The Build Explanation : T-12, T-8 And Con	Area Affected : 1 ling	00%	10	ψ0,200		
HID	5%	2030		10			
Incandescent	30%	2030	\$39,600	2	\$100		
	Other Observation, Extent : Mode Location : Lobby And Throughou	ut The Building					
	Explanation: Locally Mounted F	Recessed And Surj	face Mounted T	rack Ligh	hting		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Exit, LED	50%		2065	* *	1		
Exit, Service	50%		2033	* *	1		
Exterior Lighting							
HID	100%		2030	\$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	

Mechanical		Current Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Heat Pump 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	70%		2025	\$60,600	1	\$3,400	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2035	* *	4	\$500	
Pipe/Pump							
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	100%		2030	\$20,600	2	\$7,300	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,800	
Exhaust Fans							
Interior	100%		2025	\$36,300	2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Mechanical	Current Repair	Futur	Future Replacement Maintenance		laintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent .	: Light, Area Affected	: 100%			
	Location : Two Passenger	r Units From Baseme	nt To 5th Floor, O	ne Freig	ht Unit From 1st	
	To 5th Floor					
	Explanation: 3 Units					
Fire Suppression						
Sprinkler						
Generic	70%	2035	* *	1-2	\$2,100	
Generic	30%	2045	* *	1-2	\$900	
Fire Pump						
Generic	100%	2034	* *	1	\$2,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$334,100	\$125,300
Interior Architecture		\$104,400
Total	\$334,100	\$229,600
Importance Code A	\$334,100	\$125,300
Importance Code B		\$54,900
Importance Code C		\$49,400
Total	\$334,100	\$229,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$29,200	\$30,700	\$75,300	\$41,000
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			
Total	\$29,200	\$30,700	\$75,300	\$41,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Architecture	Cture Current Repair Future Replacement		e Replacement	M			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
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	
nterior							
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	
ite Pavements						-	
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
	Other Obs	servation, Extent : Moderate, A	Area Affe	ected : 10%			

Location: Main Sidewalk On Ashland Pl.

Explanation : Metal Inserts

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$200	
	Other Observation, Extent : Light,	Area Affected: 100%				
	Location: Electrical Room					
	Explanation: Main Service Disc	onnect Switch Rated A	t 4000 Am	peres.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Electrical Current Repair		Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : 500 Kilovolt-ampere, 2		**	5	\$200	
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent : Light, Area Location : Electrical Room Explanation : 6- Vertical Sections	2054 a Affected : 10	**	5	\$200	
Raceway						
Conduit Panelboards Fused Disc Sw	30%	2054	**	5	\$300	
Molded Case Bkrs Wiring	70%	2050		5	\$800	
Thermoplastic	100%	2054	* *	1		
Motor Controllers Variable Frequency Drive	100%	2045	* *			
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$700	
Stand-by Power						
Transfer Switches Automatic	100%	2045	* *	1	\$13,800	
Generators Diesel	100% Other Observation, Extent: Light, Area Location: Roof Explanation: Emergency Generator			1	\$17,300	
Batteries	Zilprananten - Ziner gener, Generalen	110000000000000000000000000000000000000				
Lead/Acid	100%	2023	\$1,600	5	\$1,700	
Fuel Storage Main Tank	100% Other Observation, Extent: Light, Area Location: Roof Explanation: 330 Gallons Rated Cap		**	5	\$1,300	
Lighting						
Interior Lighting LED	100%	2036	* *			
Egress Lighting Emergency, Service Exit, LED	50% 50%	2036 2063	* *	1 1		
Exterior Lighting LED No Component	20% 80%	2036	* *			
						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$5,000	
	Other Observation, Extent : I	ight, Area Affected : 100%				
	Location : Hallways And Ex	terior				
	Explanation: CCTV Surveil	llance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$28,400	
	Other Observation, Extent : I	ight, Area Affected : 100%				
	Location: Throughout The	Building				
	Explanation : Strobe Lights	Alarm Bells, Manual Pull S	Stations, S	Smoke De	etectors And Horns	

Mechanical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Furnace	75%		2036	* *	1	\$16,600	
	Other Observation, Ext	ent : Light, Area A <u>j</u>	ffected	: 75%			
	Location: Roof						
	Explanation: 4 Rooft	op Package Units					
Hot Water Boiler	25%	7	2045	* *	1	\$5,500	
	Other Observation, Ext	ent : Light, Area Aj	ffected	: 25%			
	Location : 1st Fl. Med	chanical Room					
	Explanation: 2 Units						
Distribution							
Hot Wtr Piping/Pump	25%		2050	* *	4	\$800	
No Component	75%						
Terminal Devices							
Convector/Radiator	25%	2	2045	* *	1	\$3,600	
No Component	75%						
Air Conditioning							
Energy Source							
Electricity	100%	2	2050	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	85%		2036	* *	1	\$17,600	
1	_	Progress, Extent : Light, Area: 1st Fl. Mechanical Room	a Affecte	d : 85%			
	Location	ervation, Extent : Light, Area : Outside Of The Building					
~ 41 1		tion: 1 Temporary Unit Is Bei					
Split Unit	15%		2036	**			
		ervation, Extent : Light, Area	Affected	: 13%			
	Location	-					
Distribution	Explanal	tion: 5 Units. R-410a					
CW & CHW Wtr	85%		2054	* *	4	\$2,800	
Pipe/Pump	0370		2034		4	\$2,000	
No Component	15%						
Terminal Devices	1370						
Air Handler/Cool/Ht	85%		2036	* *	1	\$23,500	
Fan Coil - 2 Pipe	15%		2033	* *	1	\$2,200	
Heat Rejection	10,0					\$2,2 00	
Air Cooled Condenser	15%		2033	* *	2	\$4,700	
Unit						4 ,	
Water Cooling Tower	85%		2032	* *	2	\$38,200	
Ventilation							
Distribution							
Ductwork Stainless Stee	1 100%		LIFE	* *			
Exhaust Fans							
Roof	100%		2036	* *	2	\$1,400	
Plumbing							
H/C Water Piping	1000/		2054	ماد ماد			
Brass/Copper	100%		2054	* *	1		
Water Heater	1000/		2027	Φ26.600	2	ф 7 00	
Gas Fired	100%		2027	\$26,600	2	\$700	
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070		LIFE		1		
Generic	100%		2036	* *	1	\$2,700	
Fixtures	100/0		2030	•	1	\$2,700	
Generic	100%						
Vertical Transport	100/0						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	60%	LIFE	* *			
	Other Observation, Extent: Li Location: 1st-5th Fl. Explanation: 1 Unit	ght, Area Affected : 60%				
Hydraulic	40%	LIFE	* *			
•	Other Observation, Extent : Li	ght, Area Affected : 40%				
	Location: Ground-3rd Fl.	•				
	Explanation: 1 Unit					
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	

Maintenance \$ are aggregated over a ten-year 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

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
Total	\$192,400	\$42,700
Importance Code A	\$192,400	
Importance Code B		\$42,700
Total	\$192.400	\$42,700

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			
Total	\$69,500	\$1,900	\$1,300	\$15,400
Importance Code A	\$46,100	\$500	\$500	\$1,700
Importance Code B	\$10,900	\$1,400	\$800	\$13,700
Importance Code C	\$12,400			
Total	\$69,500	\$1,900	\$1,300	\$15,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

rchitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls	0.50/ 3.1	#11.200		ate ate	_	#20 000	
Cast Stone/Terra Cotta	25% Now Vegetation Growth Location: Through	\$11,200 h, Extent : Moderate, aghout	LIFE Area Affe	* * ected : 50%	5	\$29,800	
Masonry: Fieldstone	70% Now	\$192,400	LIFE	* *	5	\$8,000	
·	Diagonal Cracks, Location : At Lin	Extent : Moderate, A atels	rea Affect	ed : 10%			
	Open Joints, Exter	ıt : Moderate, Area A	ffected : I	10%			
	Location : Vario						
	Vegetation Growth Location: Throu	h, Extent : Moderate, ghout	Area Affe	cted : 50%			
Metal Coiling Doors	5%		2034	* *	5	\$2,400	
Windows							
Wood	100% Now Ctrwt/Balnc Not F Location: Throw	\$19,200 Tunct, Extent : Modera Schout	2037 ate, Area	* * Affected : 50%	5	\$6,600	
	Dry Rot/Decay, Ex	ctent : Moderate, Are	a Affectea	! : 20%			
	Location: West	-	1.CC4 - J	250/			
	Location: West	ent : Moderate, Area Facing	Ајјестеи .	23/0			
Parapets		8					
Cast Stone/Terra Cotta	Location : Throu	\$15,100 frod, Extent : Modera ghout h, Extent : Moderate,			5	\$17,700	
	Location : Throu	ghout					
Roof	2.50/		• • • • •	ate ate		440.000	
Copper/Terne	25%		2057	* *	10	\$18,900	
Green, Roof Inaccessible	2 75%		LIFE	· · · ·			
Soffits Cast Stone/Terra Cotta	5%		LIEE	* *	5		
Metal, Corrugated	95%		LIFE 2049	* *	1		
terior	9370		2043		1		
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	

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior Ceilings							
Gypsum Board	20%	LIFE	* *	5	\$4,000		
Plaster	80% Now	\$8,800 LIFE	* *	5	\$8,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Recreation Room						
	Water Penetration, Extent: Moderate, Area Affected: 10%						
	Location : Recreation Roc	om					
Site Enclosure Retaining Walls							
Cast in Place Concrete	35% Now	\$100 2049	* *				
	Cracking/Crumbling, Exten	nt : Moderate, Area A	Iffected : 20%				
	Location : Loading Dock	Walls					
Masonry: Fieldstone	65% Now	\$1,000 2039	* *				
•	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%						
	Location : Throughout South Side Of Building						
	Jnt Mortar Miss/Erod, Exte	ent : Moderate, Area	Affected : 30%				
	Location : Throughout So	outh Side Of Building					
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	40% Now	\$1,700 2034	* *				
	Cracking/Crumbling, Exten		lffected : 15%				
	Location : Loading Dock						
Pavers/Stone	60% Now	\$10,700 2032	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%						
	Location : Stairs And Entry Area At South Side Of Building						
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50%						
	Location : Throughout So	outh Side Of Building					
Parking/Driveway							
Asphalt	100%	2032	* *				

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	50%		2039	* *	1		
Conduit	50%		2049	* *	1		
Panelboards							
Molded Case Bkrs	50%		2028	\$3,900	5	\$100	
Molded Case Bkrs	50%		2045	* *	5	\$100	
Wiring							
Thermoplastic	50%		2039	* *	1		
Thermoplastic	50%		2049	* *	1		
Motor Controllers							
Locally Mounted	100%		2042	* *	5	\$100	

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Electrical	Current Re	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	40%		2029	\$8,900	10	\$3,600	
	T-12 Lamps And Fixtur Location : Throughou		ite, Ar	ea Affected : 100%	Ó		
Fluorescent	40%	,	2034	* *	10	\$3,600	
	T-8 Lamps And Fixture Location : Throughou		e, Are	a Affected : 100%			
Fluorescent	10%	,	2029	\$2,200	10	\$900	
	Compact Fluorescent L Location : Recreation	0	rate, A	Area Affected : 100	9%		
Incandescent	10%	2	2029	\$5,300	2		
Egress Lighting							
Emergency, Battery	20%	2	2029	\$2,700	10	\$500	
Exit, Battery	80%		2029	\$7,500	10	\$500	
Exterior Lighting							
HID	50%	2	2029	\$19,200	10		
No Component	50%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughou	_					
	Explanation: Strobe	Lights, Bells, Manu	al Pul	l Station, Smoke D	etector		

Mechanical	Current Repair	Current Repair Future Replacem		nt Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment				•		
Hot Water Boiler	100%	2034	* *	1	\$4,800	
(Other Observation, Extent : Ligh	t, Area Affected : 10	00%			
	Location : Basement Boiler Ro	om				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$700	
Terminal Devices						
Convector/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			
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Window/Wall Unit	10%	2024	\$2,000	1		
No Component	90%					
Ventilation						
Exhaust Fans						
Interior	100%	2029	\$33,800	2	\$300	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2028	\$5,800	2	\$100	
	Other Observation, Exten		: 100%			
	Location: Mechanical I					
	Explanation: 70 Gallor	1S				
Sanitary Piping	1000/		di di			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer			di di		* * * * *	
Generic	100%	2034	* *	1	\$600	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2055	* *	1-2	\$1,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$78,100	
Electrical		\$201,800
Mechanical	\$89,000	\$166,500
Total	\$167,100	\$368,200
Importance Code A	\$78,100	\$107,600
Importance Code B	\$89,000	\$260,700
Total	\$167 100	\$368 200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$98,300	\$23,500	\$6,500	\$73,200
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			
Total	\$98,300	\$23,500	\$6,500	\$73,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Architecture	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Exterior Walls Masonry: Brick	95% Now \$.	37,400 LIFE	* *	5	\$21,800		
iviasolily. Blick	Diagonal Cracks, Extent: Mod Location: Various Locations	lerate, Area Affected : 10		3	\$21,800		
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 Pane	ls 15% Other Observation, Extent : Lig Location : North Side Of Buil Explanation : Over Basement	lding	* *				
Skylight, Metal/Glass Slate	5% 80% Now \$4 Broken/Missing Elements, Exte	2049 40,700 LIFE ent : Moderate, Area Affe	* * * * cted : 15%	10	\$2,200		
Soffits	Miss/Damaged Flashings, Exte Location: Throughout Water Penetration, Extent: Mo Location: Attic						
Wood	100%	2034	* *	5			
nterior 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 \$ Jnt Mortar Miss/Erod, Extent: Location: Basement Spalling, Extent: Severe, Area Location: Boiler Room		* * l : 20%				
Plaster	80%	LIFE	* *	5	\$4,500		
Ceilings							
Plaster	5%	LIFE	* *	5	\$600		
Plaster	Water Penetration, Extent : Mo	***	**	5	\$11,700		
	Location : Second Floor Nor	meusi Offices					
Site Enclosure	Location : Second Floor Nor.	ineusi Offices					
Site Enclosure Fence/Gates	Location : Second Floor Nor.	meusi Offices					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Architecture	С	urrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		il Date Estin Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2039	* *			
Retaining Walls								
Masonry: Brick	50% N	. =	\$25,800	2039	* *			
	_	mbling, Exten		-	ffected : 10%			
	Location : N	Northeast Wall	By Drivewa	y				
	Spalling, Exte	ent : Moderate	, Area Affect	ed : 10%	ó			
	Location : N	Northeast Wall	By Drivewa	y				
Masonry: Fieldstone	50%			2039	* *			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2032	* *			
Cast in Place Concrete	10%			2034	* *			
Pavers/Stone	70% N	Now	\$11,200	2032	* *			
	Cracking/Cru	mbling, Exten	t : Moderate	, Area Aj	ffected : 10%			
	Location : Garden Patio Steps At West Side Of Building							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : C	Garden Patio A	It West Side	Of Build	ing			
Parking/Driveway								
Asphalt	100%			2032	* *			

lectrical	Cı	urrent Repair	Futur	e Replacement	М	aintenance	
stem Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$23,600	5	\$100	
	Other Observe	ation, Extent : Light, Area	Affected	! : 100%			
	Location: E	lectrical Room					
	Explanation	: Main Service Switch Ra	ted At 40	00 Amperes			
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	2-4 \$25,200	2054	* *	1		
	Insulation Age	ed, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location : T	hroughout The Building					
Thermoplastic	20%	-	2049	* *	1		
Motor Controllers							
Locally Mounted	100%		2027	\$42,500	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 1083

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Electrical	Current Repair	Future Replace	ment	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices				_	****	
Generic	100%	LIFE	* *	5	\$200	
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location: Water Main	14 : W : D:				
****	Explanation: Connected With	Main Water Pipe				
Lighting						
Interior Lighting Fluorescent	10%	2029	14 000	10	¢1 200	
Fluorescent	10% Compact Fluorescent Light, Exte		\$4,800	10	\$1,200	
	Location: Throughout The But	_	100/0			
TI.			14.000	1.0	#1.200	
Fluorescent	10%		\$4,800	10	\$1,200	
	T-12 Lamps And Fixtures, Exten	0	00%			
	Location : Throughout The Bui					
Fluorescent	30%	2034	* *	10	\$3,600	
	T-8 Lamps And Fixtures, Extent	0	0%			
	Location : Throughout The But					
Incandescent	50%	2029 \$9	90,300	2	\$100	
Egress Lighting						
Emergency, Battery	50%		10,100	10	\$1,600	
Exit, Battery	50%	2029	\$6,900	10	\$400	
Exterior Lighting						
Incandescent	25%		10,900	2		
LED	25%	2034	* *			
No Component	50%					
Alarm						
Security System	-00/					
No Component	70%					
Generic	30%		12,300	1	\$1,300	
	Other Observation, Extent : Ligh					
	Location : Hallways	0.1.16.4.6				
F: /G 1 F : :	Explanation: Intrusion Alarm	Only: Motion Sensors				
Fire/Smoke Detection	700/					
No Component	70%	2024	* *	1.2	\$2.200	
Generic, Analog	30%	2034		1-3	\$2,200	

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2027	\$107,600	1	\$6,500	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Basement Boiler Room					
	Explanation: 2 Hot Water Boilers					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Mechanical		Current R	epair	Future	Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2028	\$21,800	4	\$600		
			tent : Moderate, 2	Area Affed	eted : 100%				
		: Througho							
	Explanati	ion : No Tei	mperature Contro	l System					
Terminal Devices									
Air Handler	30%			2029	\$58,900	1	\$2,400		
Convector/Radiator	70%			2034	* *	1	\$3,000		
Air Conditioning									
Energy Source									
Electricity	100%			2037	* *	1			
Conversion Equipment									
Int Pkg Unit -	30%			2023	\$89,000	2	\$200		
Heating/Cooling									
Window/Wall Unit	30%			2024	\$8,700	1			
No Component	40%								
Ventilation									
Distribution									
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,200		
No Component	70%								
Exhaust Fans									
Interior	30%			2024	\$14,900	2	\$100		
Wall Unit	10%			2024	\$500	2			
No Component	60%								
Plumbing									
H/C Water Piping									
Brass/Copper	50%			2039	* *	1			
Galvanized Steel	50%			2027	\$30,600	1			
Water Heater									
Gas Fired	100%			2027	\$8,500	2	\$200		
			tent : Light, Area	Affected	: 100%				
		: Boiler Ro							
	Explanati	ion : 50 Gai	llons						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures						_			
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
			tent : Light, Area	Affected	: 100%				
	Location	: Cellar To	2nd Floor						
	Explanati	ion : 1 Unit							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 1085

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$45,000
Mechanical	\$114,300	\$75,500
Total	\$114,300	\$120,600
Importance Code B	\$114,300	\$120,600
Total	\$114,300	\$120,600

Total	\$17,900	\$20,300	\$1,800	\$15,700
Importance Code C	\$11,800			
Importance Code B	\$1,100	\$900	\$1,400	\$5,000
Importance Code A	\$5,100	\$19,400	\$300	\$10,700
Total	\$17,900	\$20,300	\$1,800	\$15,700
Site Pavements	\$11,800			
Site Enclosure				
Mechanical	\$1,200	\$900	\$1,600	\$5,000
Electrical	\$200	\$300	\$200	\$300
Interior Architecture				
Exterior Architecture	\$4,700	\$19,100		\$10,400
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Architecture	Current Repair		Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	-						
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%		LIFE	* *	5	\$25,700	
		netration, Extent : Moderate, A	Area Affe	ected : 20%			
	Location	: Storage Maintenance Area					
Soffits							
Wood	100%		2042	* *	5		
terior							
Floors				de de	_	*	
Cast in Place Concrete	20%		LIFE	* *	5	\$4,500	
Slate	80%		LIFE	* *	5	\$8,800	
Interior Walls				de de			
Cast in Place Concrete	5%		LIFE	* *	_		
Ceramic Tile	5%		2038	* *	5	\$100	
Concrete Masonry Unit	5%		LIFE	* *	5		
Gypsum Board	30%		LIFE	**	5	\$300	
		ling, Extent : Moderate, Area	00				
		: Under Skylight In Storage 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	
ite Enclosure							
Fence/Gates							
Masonry: Fieldstone	30%		2049	* *			
Wood	70%		2030	\$3,100			
Free Standing Walls							
Masonry: Fieldstone	100%		2049	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 20%			
	Location	· Mainten	ance Courtvard					

Location: Maintenance Courtyard

Electrical		Current Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	_	s And Fixtures, Extent : Light,	Area Af	fected : 100%			
	Location	: Throughout The Building					
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	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Explana	tion : Intrusion Alarm Only, M	lotion Se	ensors			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2238

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$1,300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : Throughout The Bu	ilding				
	Explanation : Smoke Detector	s. Alarm Bells. Strobe Lig	hts And N	Ianual P	ull Stations	

Mechanical	Cu	ırrent Re	oair	Futur	e Replacement	M	aintenance	
System Component Type		l Date E ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$3,400	
			ent : Light, Area	Affected	! : 100%			
	Location: 1s		oiler Room					
	Explanation	: 1 Unit						
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$500	
			erate, Area Affe	cted : 10	0%			
	Location: 1s	t Floor B	oiler Room					
Terminal Devices								
Air Handler	80%			2029	\$75,500	1	\$3,400	
Convector/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	
8 8	Not Energy Efj Location : M		ctent : Moderate l Room	, Area Aj	ffected : 100%			
	R-22 Refrigera	ant, Exten	t : Light, Area A	ffected :	80%			
	Location : Ed	quipment	Room					
	Other Observa	ition, Exte	ent : Moderate, .	Area Affe	ected : 100%			
	Location : M							
	Explanation	: Beyond	Useful Life					
No Component	20%	-	<u> </u>					
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$3,100	
No Component	20%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Mechanical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	80%		2029	\$19,100	2	\$200	
Wall Unit	10%		2029	\$200	2		
No Component	10%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$4,100	2	\$100	
	Other Observa	ation, Extent : Light, Area	Affected	: 100%			
	Location : M	lechanical Room					
	Explanation	: 70 Gallon					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2034	* *	1	\$400	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$1,900	
		xtent : Light, Area Affecte Iechanical Room	d : 100%	ó			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 1090

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

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$188,300	
Interior Architecture	\$146,500	
Electrical		\$77,200
Mechanical		\$93,800
Total	\$334,800	\$171,100
Importance Code A	\$188,300	
Importance Code B	\$146,500	\$171,100
Total	\$334,800	\$171,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$112,600	\$22,000	\$10,800	\$55,100
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	
Total	\$112,600	\$22,000	\$10,800	\$55,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

chitecture	Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•						
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 Deteriorated Finish, I	\$17,600	2034	* *	5	\$3,700	
	Location: Window S		Area Ajj	ectea : 100%			
	Dry Rot/Decay, Exten		Affected	1 · 20%			
	Location: Various V		Ајјестес	1.20/0			
	Split/Cracked, Extent		Affected	. 100%			
	Location: Window S		1)) cereu	. 10070			
Windows							
Aluminum	25%		2037	* *	5	\$1,700	
Wood	75% Now	\$65,000	2037	* *	5	\$25,400	
	Deteriorated Finish, E Location: Througho		Area Aff	fected : 50%		·	
	Dry Rot/Decay, Exten Location: Througho	t : Moderate, Area	Affected	d : 25%			
	Thermally Inefficient, Location: Througho	Extent : Light, Are	ea Affect	ed : 100%			
Parapets							
Wood Cornice	100% Now	\$34,400	2039	* *	5	\$34,000	
	Broken/Missing Eleme Location : East Side		erate, Ar	rea Affected : 5%			
	Dry Rot/Decay, Exten Location : East Side		Affected	d : 10%			
	Open Joints, Extent:	Moderate, Area Aj	fected : .	50%			
	Location : Througho	put					
Roof							
Copper/Terne	5%		2057	* *	10	\$5,300	
Single Ply Membrane	35%		2034	* *	10	\$15,000	
Slate	60% Now	\$123,300	LIFE	* *			
	Broken/Missing Eleme Location : Througho		erate, Ar	ea Affected : 15%			
	Gut/DS Non Func/Mis Location : Througho		ate, Area	Affected: 75%			
Soffits							
Stucco Cement	100%		2034	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

Architecture		Current Repair Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	<u> </u>							
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	Other Obs		\$146,500 Extent : Severe, Are lley At Turret Roof		* * ed : 5%			
	Explanai	tion : Struc	tural Wood Beam	Below Va	alley Is Rotted And	Broken		
Gypsum Board		4+ setration, E : 2nd Floo	\$1,100 extent : Moderate, 2 or Office	LIFE Area Affe	* * ected : 1%	5	\$6,200	
Plaster	45%			LIFE	* *	5	\$9,300	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	* *			
Retaining Walls								
Masonry: Fieldstone	Jnt Mortai		\$3,300 d, Extent : Modera out West Side Of E					
Site Pavements								
On-Site Walkways Pavers/Stone		4+ r Miss/Eroo : Through	\$8,100 d, Extent : Modera out	2032 te, Area 2	* * Affected : 20%			
Parking/Driveway Asphalt	Other Obs Location	: Turn Arc	\$21,000 Extent : Moderate, Dund Circle tively Pitched Tow		* * ected : 50% th Side Of Building	2		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

Electrical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	· Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	*	4.4	_		
Fused Disc Sw	100% 4+	\$100 2049		5		
	Water Present, Extent: M		d : 20%			
	Location : Electrical Re		J - 1000/			
	Other Observation, Exter Location : Electrical Ro		a . 100%			
	Explanation : Main Ser		200 Amneres			
Switchgear / Switchboard	Explanation : Main Sci	vice Switch Ratea III	100 Imperes			
Molded Case Bkrs	100%	2049	* *	5	\$600	
Raceway					4000	
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	
Ground						
Grounding Devices	1000/			_	4.00	
Generic	100%	LIFE	**	5	\$300	
Lighting						
Interior Lighting	45%	2034	* *	10	¢0 100	
Fluorescent	T-8 Lamps And Fixtures,			10	\$9,100	
	Location: Basement	Extent . Light, Area A	ууес <i>ней</i> . 10070			
Fluorescent	5%	2034	* *	10	\$1,000	
Fluorescent	370 Compact Fluorescent Lig			10	\$1,000	
	Location: Basement	m, Extent . Light, Are	a 1155ectea . 10070			
To son do son t		2034	* *	2	\$200	
Incandescent	50%	2034		2	\$200	
Egress Lighting Emergency, Service	25% Now	\$1,500 2034	* *	1		
Emergency, Service	Obsolete Fixtures, Extent			1		
	Location : Throughout	. 1110001 atc, 111 ca 11 ₉)	. 10070			
	Other Observation, Exter	nt : Moderate. Area At	fected : 100%			
	Location : Basement					
	Explanation : Emergen	cy Battery Backup Sys	tem Is Not In Servic	e		
Emergency, Battery	25%	2034		10	\$1,300	
Exit, LED	50%	2057		1	¥ 1,2 0 0	
Exterior Lighting						
Incandescent	100%	2029	\$77,200	2		
Lightning Protection			-			
Arresters/Cabling						
Generic	100%	2032	* *	5	\$400	
Alarm				·		

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Electrical	Current Rep	air Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$2,400	
	Other Observation, Exter	nt : Light, Area Affected : 1009	%			
	Location : Hallways					
	Explanation: Intrusion	Alarm Only, Motion Sensors				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$3,900	
	Other Observation, Exter	nt : Light, Area Affected : 1009	%			
	Location : Throughout	The Building				
	_	ights, Smoke Detectors, Manua	al Pull Statio	ons		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$10,900	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Basement Boiler F	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 : I		fected : 100%			
	Location: Basement And Roc	of				
	On Extended Life, Extent: Mo	***	ted : 100%			
	Location : Basement Serving	Armory Hall				
Convector/Radiator	75%	2027	\$93,800	1	\$5,300	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Reciprocating	75%	2039	* *	1	\$7,700	
Compr/Chiller						
	R-134a Refrigerant, Extent : L	ight, Area Affected	d : 75%			
	Location : Throughout					
	Other Observation, Extent : Li	ght, Area Affected	: 75%			
	Location : Various Locations	•				
	Explanation: 4 Units					
Window/Wall Unit	25%	2024	\$12,200	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution CW & CHW Wtr	100%	2049	* *	4	¢1 600	
Pipe/Pump	100%	2049		4	\$1,600	
Terminal Devices	750/	2024	* *	1		
Air Handler/Dir	75%	2034	ት ት	1		
Expansion No Component	25%					
Heat Rejection	2370					
No Component	25%					
No Component	75%					
Ventilation						
Distribution						
Ductwork/Diffusers	25%	LIFE	* *	2-5	\$3,100	
No Component	75%					
Exhaust Fans	270/	2024	de de			
Interior	25%	2034	**	2	\$200	
	Recent Installation, Extent : . Location : Throughout	Light, Area Affected : 10	00%			
No Component	75%					
Plumbing	70.0					
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2027	\$14,300	2	\$300	
	Other Observation, Extent : L Location : Mechanical Roo		00%			
	Explanation : Hard To Acc		tion			
Sanitary Piping	•	•				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2023	\$800	4	\$400	
Backflow Preventer						
Generic	100%	2034	* *	1	\$1,400	
Fixtures	1000/					
Generic	100%					
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
Trydraune	Other Observation, Extent : 1		00%			
	Location: Basement, 1, 2	2.8, 11. 04. 1550004 . 10	.0,0			
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	20%					
Generic	80%	2049	* *	1-2	\$4,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 1096

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$124,700
Interior Architecture		\$117,900
Mechanical		\$189,200
Total		\$431,800
Importance Code A		\$124,700
Importance Code B		\$307,100
T. 4.1		# 121 000

Total \$431,800

\$1,200 \$8,700	\$8,000	\$1,200 \$12,200	\$10,000 \$11,600
\$1,200	\$8,000	\$1,200	\$10,000
,	,	,	ŕ
,	,	,	4=1,000
\$10,000	\$8,000	\$13,400	\$21,600
\$3,900	\$3,900	\$3,900	\$3,900
\$4,400	\$2,800	\$5,500	\$6,000
\$1,600	\$1,300	\$1,300	\$1,700
		\$2,700	
			\$9,900
FY 2021	FY 2022	FY 2023	FY 2024
	\$1,600 \$4,400	\$1,600 \$1,300 \$4,400 \$2,800 \$3,900 \$3,900	\$2,700 \$1,600 \$4,400 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Architecture		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
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		
terior							
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	
ite Enclosure							
Fence/Gates							
Iron Picket	100%		2072	* *			
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054 **	5 \$100			
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : Electrical Room					
Explanation: Main Service Disconnect Switch Rated At 2000 Amperes.						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Electrical	Current Repair		Future Replacement		M	Maintenance		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•					•		
Switchgear / Switchboard								
Fused Disc Sw	100%			2054	* *	5	\$100	
	Other Obse	ervation, Exten	t : Light, Area	Affected	: 100%			
	Location	: Electrical Ro	om					
	Explanati	ion : 2- Vertica	l Sections					
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	100%			2045	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	* *	10	\$15,700	
	_	And Fixtures, I	_	Area Aff	ected : 100%			
	Location	: Throughout T	he Building					
LED	10%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$2,300	
Exit, LED	50%			2063	* *			
Exterior Lighting								
LED	10%			2036	* *			
No Component	90%			. = .				
Marm								
Security System								
No Component	70%							
Generic	30%			2036	* *	1	\$2,100	
		ervation, Exten	t : Light, Area .		: 100%	-	<i>\$</i> - ,200	
		: Hallways And	_	55				
		ion : CCTV Sur		eras				
Fire/Smoke Detection	r · · · · · · · ·							
Generic, Digital	100%			2036	* *	1-3	\$12,100	
Seneral, Digital		ervation, Exten	t : Light. Area		: 100%		ψ1 2 ,100	
		: Throughout T		33 - 22200				
			8				etectors And Horns	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Mechanical		Current I	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2054	* *	1		
No Component	90%			1.00				
			Extent : Light, Area	Affected	2:0%			
		: Back Yai						
<u> </u>	Ехріапа	tion : Geoti	hermal Energy Is B	seen Used	a For This Facility			
Conversion Equipment	90%			2020		2	¢5 200	
Heat Pump Air Sourced			Extent : Light, Area	2029	1 · 00%	2	\$5,300	
		i : Various	-	Ајјестеи	. 90/0			
		tion : 8 Uni						
D. P. at H. at a			113	2022	* *	2	\$000	
Radiant Heater	10%			2033	***	2	\$900	
Terminal Devices	1000/			2022	* *	1	ØC 100	
Fan Coil Unit/Heat	100%			2033		1	\$6,100	
Air Conditioning								
Energy Source	1000/			2050	* *	1		
Electricity	100%			2050		1		
Conversion Equipment Heat Pump Water	90%			2020	¢190 200			
Sourced	90%			2029	\$189,200			
Sourced	Other Ob	ervation F	Extent : Light, Area	Affected	1 · 90%			
		i : Various		Пуссиси	. 2070			
		tion : 8 Uni						
Split Unit	10%		113. IC 110ti	2033	* *			
Spilt Onit			Extent : Light, Area					
	Location		мені . Ligni, Area	Ајјестеи	. 10/0			
		tion : 2 Uni	its R-110a					
Terminal Devices	Елрини	iion . 2 Oni	us. K-410u					
Fan Coil - 2 Pipe	100%			2033	* *	1	\$6,100	
Heat Rejection	10070			2033			ψ0,100	
Air Cooled Condenser	10%			2033	* *	2	\$1,300	
Unit	1070			2033		2	Ψ1,500	
Geothermal	90%			2056	* *	1		
Ventilation	,,,,							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,600	
Exhaust Fans							+ -,	
Interior	75%			2033	* *	2	\$400	
Roof	25%			2033	* *	2	\$100	
Plumbing							<u> </u>	
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		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Mechanical	Current Repai	rrent Repair Future Replace			aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : 100	%			
	Location: Basement To .	2nd Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$9,900	
Sprinkler						
Generic	100%	2054	* *	1-2	\$5,300	
Fire Pump						
Generic	100%	2041	* *	1	\$3,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project: CULTURAL AFFAIRS

CADITAL

CAPITA	AL .	FY 2021 - 2024		I	FY 2025 - 2030
Miscell	aneous Buildings	5,836,200			3,730,600
EXPEN	SE FY 2021	FY 2021 FY 2022		FY 2023	FY 2024
Miscell	aneous Buildings 556,300	138,100		173,900	140,900
ASSET#	# NAME		SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH S	SHOP	724	42,900	2,800
1579	HISTORIC RICHMOND TOWN STORAGE E CARRIAGE HOUSE	BLDG/	2,400	142,100	9,300
1580	HISTORIC RICHMOND TOWN STORAGE S	SHED	2,400	142,100	9,300
1581	HISTORIC RICHMOND TOWN CROCHERO	ON HOUSE	4,557	269,700	17,600
1593	HISTORIC RICHMOND TOWN OLD NEW I RAILROAD STATION	DROP	1,082	64,000	4,200
1594	HISTORIC RICHMOND TOWN ANNADALI STORE/RAILROAD STATION	E	533	20,200	13,400
1596	HISTORIC RICHMOND TOWN BOEHM HO	USE	2,931	173,500	11,300
1597	HISTORIC RICHMOND TOWN CHRISTOPH	HER HOUSE	880	52,100	3,400
1599	HISTORIC RICHMOND TOWN BRITTON C	OTTAGE	4,561	270,000	17,600
1600	HISTORIC RICHMOND TOWN KRUSER - F HOUSE	TINLEY	1,809	107,100	7,000
1601	HISTORIC RICHMOND TOWN STORAGE		720	42,600	2,800
1602	HISTORIC RICHMOND TOWN BASKET MA HOUSE	AKERS	1,098	65,000	4,200
1603	HISTORIC RICHMOND TOWN BENNETT F	HOUSE	2,839	168,000	11,000
1604	HISTORIC RICHMOND TOWN CARPENTE	R SHOP	302	0	12,200
2151	BRONX ZOO STORAGE SHED-#15		280	0	11,300
2152	BRONX ZOO SKYRIDE STORAGE BUILDI	NG-#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 BRIDGE	COVERED	800	47,400	3,100
2168	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	PONY	748	44,300	2,900
2169	BRONX ZOO FLAMINGO PUB RESTAURA	NT - #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 BU	JILDING	255	0	10,300
2173	BRONX ZOO AFRICAN HIGHLANDS BABO HOLDING	OON	1,800	106,500	7,000
2174	BRONX ZOO ANIMAL BARN - #13		1,440	85,200	5,600
2175	BRONX ZOO EXISTING ANIMAL HOSPITA	AL	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
Note:	All component repairs \$ estimates are in current dollars and ar	e not escalated for pote	ential future infla	tion.	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET	# NAME	SQFT	CAPITAL	EXPENSE
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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
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 BOOTHS (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

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.