

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF THE MOVING IMAGE
Address : 36-01 35TH AVE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0040.000 / 14458 **Yr Built/Renovated** : 1920 / 2012
Area Sq Ft : 170,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jan-2014 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 644 **Lot** : 1 **BIN** : 4441089

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$518,500	\$1,549,300
Interior Architecture		\$256,200
Electrical	\$69,500	\$1,792,000
Mechanical	\$955,500	\$673,000
Total	\$1,543,500	\$4,270,400
Importance Code A	\$518,500	\$1,794,600
Importance Code B	\$1,025,000	\$2,326,200
Importance Code C		\$149,600
Total	\$1,543,500	\$4,270,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$20,700			\$35,200
Interior Architecture	\$32,700	\$3,700	\$24,400	\$25,100
Electrical	\$25,200	\$28,300	\$29,100	\$32,000
Mechanical	\$60,400	\$96,600	\$67,000	\$94,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$146,900	\$136,500	\$128,400	\$195,200
Importance Code A	\$32,500	\$11,800	\$11,800	\$47,400
Importance Code B	\$114,400	\$121,100	\$116,600	\$147,800
Importance Code C		\$3,700		
Total	\$146,900	\$136,500	\$128,400	\$195,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	65%			LIFE	**	5	\$1,076,200	
Masonry: Granite	2%			LIFE	**	5	\$5,000	
Metal Panel	21%			2051	**	5-10	\$478,100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition On North Side</i>								
Stucco Cement	5%			2038	**	5	\$41,400	
Window Wall	7%			2051	**	5	\$86,900	
Windows								
Aluminum	97%			2041	**	5	\$31,200	
Metal Louvers	3%			2034	**	10	\$6,000	
Parapets								
Cast in Place Concrete	70%			LIFE	**	5	\$244,600	
Metal Panel	30%			2051	**	5	\$39,300	
Roof								
Modified Bitumen	30%			2033	**	10	\$54,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2012 Wing</i>								
Modified Bitumen	70%			2030	**	10	\$127,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1920 Wing</i>								
Interior								
Floors								
Carpet	40%			2024	\$664,600	3	\$97,400	
Carpet	40%			2026	\$664,600	3	\$73,100	
Cast in Place Concrete	5%			LIFE	**	5	\$13,300	
Traffic Topping	10%			2033	**	5	\$15,200	
Vinyl Tile	5%			2030	**	3	\$3,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$5,900	
Fabric on Framing	5%			2029	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,000	
Gypsum Board	30%			LIFE	**	5	\$52,800	
Gypsum Board	55%			LIFE	**	5	\$96,800	
Ceilings								
Exposed Concrete	30%			LIFE	**	5	\$5,700	
Gypsum Board	5%			LIFE	**	5	\$7,600	
Gypsum Board	10%			LIFE	**	5	\$15,200	
Gypsum Board	55%			LIFE	**	5	\$83,700	
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 3000 Amperes</i>								
Transformers								
Dry Type	100%			2042	* *	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1000 Kva, 480/277 V</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2051	* *	5	\$400	
Molded Case Bkrs	50%			2035	* *	5	\$2,200	
Raceway								
Conduit	60%			2051	* *	1		
Conduit	40%			2035	* *	1		
Panelboards								
Molded Case Bkrs	60%			2047	* *	5	\$2,700	
Molded Case Bkrs	40%			2033	* *	5	\$1,800	
Wiring								
Thermoplastic	60%			2051	* *	1		
Thermoplastic	40%			2035	* *	1		
Motor Controllers								
Locally Mounted	50%			2030	* *	5	\$600	
Variable Frequency Drive	50%			2042	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$52,300	
Generators								
Diesel	100%	Now	\$69,500	2040	* *	1	\$59,200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Lighting								
Interior Lighting								
Fluorescent	15%			2033	* *	10	\$23,400	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2025	\$29,400	10	\$7,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	80%			2025	\$1,762,500	2	\$3,000	

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AMERICAN MUSEUM OF THE MOVING IMAGE
Asset # : 14458

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$20,500	
Exit, LED	50%			2060	* *	1		
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Generic	100%			2033	* *	1	\$63,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Some Areas</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$107,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Hot Water Boiler	60%			2023	\$245,300	1	\$50,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Old Wing Penthouse</i>								
<i>Explanation : 2 Groups Of Small Boilers (5 Units In Each Group)</i>								
Steam Boiler	40%			2042	* *	1	\$67,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : New Wing Penthouse</i>								
<i>Explanation : 2 New Units With 1 New Hot Water Converter</i>								
Distribution								
Hot Wtr Piping/Pump	60%			2033	* *	4	\$5,000	
Hot Wtr Piping/Pump	20%			2047	* *	4	\$2,500	
Steam Piping/Pump	20%			2051	* *	4	\$2,500	
Terminal Devices								
Air Handler	40%			2020	\$391,900	1	\$42,100	
Air Handler	30%			2033	* *	1	\$31,500	
Convactor/Radiator	20%			2023	\$343,300	1	\$11,000	
Convactor/Radiator	10%			2042	* *	1	\$5,500	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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Asset # : 14458

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2038	**	1	\$184,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : A C Room							
	Explanation : Refrigerant 407-c							
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	**	4	\$12,600	
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$463,200	1	\$63,100	
Air Handler/Cool/Ht	40%			2033	**	1	\$42,100	
Heat Rejection								
Water Cooling Tower	100%			2029	**	2	\$171,100	
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$56,900	
Ductwork/Diffusers	40%			LIFE	**	2-5	\$37,900	
Exhaust Fans								
Interior	50%			2020	\$100,400	2	\$2,600	
Interior	30%			2033	**	2	\$1,600	
Roof	20%			2025	\$28,900	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	60%	2-4	\$6,500	2035	**	1		
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Water Main							
Brass/Copper	40%			2051	**	1		
Water Heater								
Gas Fired	100%			2024	\$42,300	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1)I-3 (1) B-3							
	Explanation : 2 Units							
Fire Suppression								
Sprinkler								
Generic	100%			2051	**	1-2	\$47,600	

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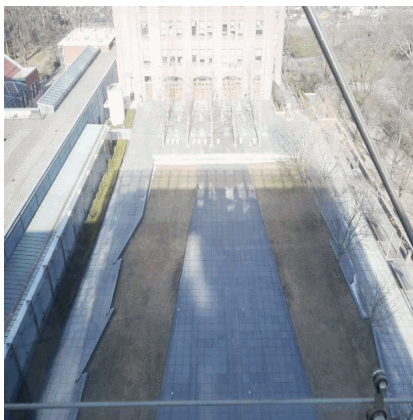
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors P1,P2,LL,1
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$159,300	\$144,500
Interior Architecture	\$45,800	\$145,000
Mechanical		\$40,400
Total	\$205,100	\$329,900
Importance Code A	\$159,300	\$144,500
Importance Code B	\$45,800	\$185,400
Total	\$205,100	\$329,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,700	\$5,100		\$76,300
Interior Architecture	\$800	\$1,500		\$6,100
Mechanical	\$15,000	\$8,500	\$31,800	\$32,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,500	\$19,100	\$35,700	\$119,200
Importance Code A	\$42,700	\$5,500		\$76,700
Importance Code B	\$19,000	\$13,600	\$35,700	\$42,500
Importance Code C	\$800			
Total	\$62,500	\$19,100	\$35,700	\$119,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	12%			2061	* *	10	\$19,000		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : North And West Facades									
Explanation : Copper Panel									
Masonry: Brick	40%			LIFE	* *	5	\$27,000		
Masonry: Limestone	3%			LIFE	* *	5	\$1,500		
Metal/Glass Curt Wall	10%			LIFE	* *	5	\$12,700		
Pre-Cast Concrete	20%	4+	\$23,900	LIFE	* *	5	\$43,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Shaftway For Mechanical Equipment Southwesterly Corner									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Window Wall	15%			2046	* *	5	\$38,000		
Parapets									
Copper/Terne	5%			2061	* *	5	\$1,100		
Masonry: Brick	20%			LIFE	* *	5	\$900		
Metal Rail	10%			2039	* *	5-10	\$8,400		
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,500		
No Component	60%								
Roof									
Built-Up (BUR)	5%			2031	* *	10	\$7,500		
Copper/Terne	5%			2054	* *	10	\$18,900		
IRMA/Protected Membrane	20%			2031	* *	10	\$30,200		
Plaza Roof: Stone Panels	45%	Now	\$159,300	2046	* *				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%									
Location : Over Garage									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Garage									
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Trench Drain At Base Of Fountain									
Explanation : Efflorescence									
Plaza Roof: Stone Panels	20%			2046	* *				
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Grass Covering, Tree Plantings And Fountain Heads									
Sloped Glazing	5%	Now	\$18,900	LIFE	* *	5	\$100,600		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Grand Stair									

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Macadam	75%			2039	* *	5	\$91,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Garage								
Explanation : Roadway Pavement								
Terrazzo	20%			LIFE	* *	5	\$38,200	
Vinyl Tile	5%			2031	* *	3	\$4,600	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$12,700	
Gypsum Board	20%	Now	\$800	LIFE	* *	5	\$5,400	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : At Skylight Above Grand Stair								
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%			2031	* *	5	\$12,200	
Exposed Concrete	75%			LIFE	* *	5	\$28,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Parking Garage								
Gypsum Board	20%			LIFE	* *	5	\$61,000	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	20%			2036	* *	1		
No Component	80%							
Conversion Equipment								
HTHW/HW Exchanger	20%			2035	* *	2	\$2,000	
No Component	80%							
Distribution								
No Component	20%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : Section 17						
		Explanation : Piping Only, Hot Water Is Supplied From Section 17						
No Component	80%							
Air Conditioning								
Energy Source								
District C.W.	20%			2046	* *	1		
No Component	80%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Chilled Wtr Pipe/Pump	20%			2046	* *	4	\$2,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Section 17								
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Chiller Plant In Section 17								
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2031	* *	1	\$20,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,000	
Exhaust Fans									
	Not Accessible	100%							
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	20%			2039	* *	1		
	No Component	80%							
Sanitary Piping									
	Not Accessible	100%							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2020	\$7,200	4	\$1,600	
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement : 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$85,300	
Sprinkler									
	Generic	100%			2036	* *	1-2	\$45,700	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$199,400	\$211,400
Interior Architecture		\$201,400
Total	\$199,400	\$412,800
Importance Code A	\$199,400	\$211,400
Importance Code B		\$161,200
Importance Code C		\$40,300
Total	\$199,400	\$412,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,200	\$19,900		\$52,600
Interior Architecture		\$20,900		\$15,100
Mechanical	\$33,300	\$13,300	\$30,400	\$26,700
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Total	\$120,200	\$99,700	\$76,000	\$140,100
Importance Code A	\$43,400	\$22,100	\$3,500	\$54,900
Importance Code B	\$76,700	\$77,600	\$72,400	\$85,200
Importance Code C				
Total	\$120,200	\$99,700	\$76,000	\$140,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2061	* *	10	\$9,000		
Exposed Struc: Steel	10%			LIFE	* *	5	\$24,100		
Glass: Special Gauge	55%	2-4	\$199,400	LIFE	* *	1			
Other Observation, Extent : Moderate, Area Affected : 45%									
Location : Connections For Plate Glass									
Explanation : Gaskets/washers Are Cracked									
Masonry: Brick	10%			LIFE	* *	5	\$7,700		
Masonry: Granite	10%			LIFE	* *	5	\$5,800		
Pre-Cast Concrete	10%	Now	\$27,300	LIFE	* *	5	\$25,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : South Facade - Facing Building 13									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : South Facade - Facing Building 13									
Windows									
Metal Louvers	5%			2035	* *	10			
No Component	95%								
Parapets									
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,000		
Metal Rail	30%			2039	* *	5-10	\$19,600		
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100		
Stucco Cement	15%			2039	* *	5	\$1,400		
Roof									
Built-Up (BUR)	25%			2031	* *	10	\$19,800		
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%									
Location : Various Locations									
Insul Deter/Miss, Extent : Moderate, Area Affected : 10%									
Location : Insulation Exposed, South Roof									
IRMA/Protected Membrane	30%			2031	* *	10	\$23,800		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Flashing And Roof Drains									
Metal Panel	5%			2039	* *	10	\$7,300		
Plaza Roof: Stone Panels	15%	Now	\$13,900	2046	* *				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Main Entrance (81st Entrance)									
Skylight, Metal/Glass	5%			2046	* *	10	\$13,200		
Sloped Glazing	20%			LIFE	* *	5	\$211,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECT18,18A-ROSE CNTR PLANETARIUM
Asset # : 13565

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2022	\$274,200	3	\$30,100	
	Cast in Place Concrete	5%			LIFE	* *	5	\$14,700	
	Granite Panels	10%			LIFE	* *	5	\$10,000	
	Sheet Vinyl/Rubber	15%			2031	* *	5	\$30,100	
	Terrazzo	50%			LIFE	* *	5	\$52,300	
	Vinyl Tile	5%			2031	* *	3	\$2,500	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$3,000	
	Fiberglass Panel	25%			LIFE	* *			
	Glass: Single Pane	15%			LIFE	* *	5	\$16,800	
	Gypsum Board	45%			LIFE	* *	5	\$40,300	
	Metal Panel	10%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sphere									
Explanation : Special Construcion									
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$20,100	
	Exposed Concrete	10%			LIFE	* *	5	\$2,100	
	Gypsum Board	10%			LIFE	* *	5	\$16,700	
	Metal Panel	65%			LIFE	* *	5	\$108,800	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
Conversion Equipment								
Heat Exchanger	50%			2035	* *	1	\$22,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Steam To Hot Water Converters							
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$6,600	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2052	* *	4	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Chilled Water Supply And Return Piping Only. Chilled Water Is Pumped From Section 17							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$20,300	2031	* *	1	\$49,800	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Roof Glass Defrost System								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans								
Roof	100%			2031	* *	2	\$2,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	100%			2021	\$14,800	4	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%	Now	\$3,600	2020	\$7,200	4	\$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 90%								
Location : 1-6								
Explanation : Three Units								
Hydraulic	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : B-1								
Explanation : One Unit								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : L1 To 1, 1 To 2, 2 To 3								
Explanation : Three Units								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$45,100	
Sprinkler								
Generic	100%			2052	* *	1-2	\$25,100	

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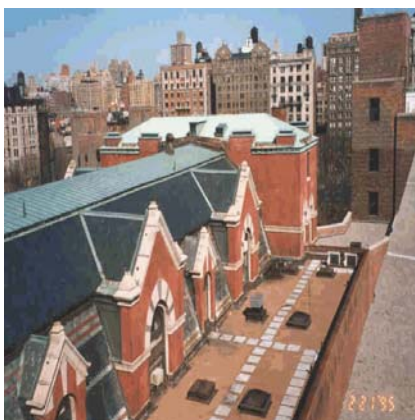
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.001 / 2327 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 96,420 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Roof, Floors 1,2,3,4,5,5m
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$977,100	\$48,900
Interior Architecture	\$153,100	\$360,700
Mechanical	\$470,100	\$1,017,900
Total	\$1,600,200	\$1,427,600
Importance Code A	\$977,100	\$112,900
Importance Code B	\$582,100	\$1,238,100
Importance Code C	\$41,100	\$76,600
Total	\$1,600,200	\$1,427,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,500			\$33,900
Interior Architecture		\$20,700		
Mechanical	\$55,300	\$8,200	\$17,000	\$30,800
Total	\$70,700	\$28,900	\$17,000	\$64,700
Importance Code A	\$15,500			\$33,900
Importance Code B	\$55,300	\$28,900	\$17,000	\$30,800
Importance Code C				
Total	\$70,700	\$28,900	\$17,000	\$64,700



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

Asset # : 2327

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	68%	Now	\$492,500	LIFE	* *	5	\$33,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
Efflorescence, Extent : Severe, Area Affected : 40%								
Location : West Facade								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout Offices, Especially At Dormers								
Masonry: Granite	7%	Now	\$88,900	LIFE	* *	5	\$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Dormer On West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : At Dormers								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	25%			LIFE	* *	5	\$9,200	
Staining/Discoloring, Extent : Severe, Area Affected : 30%								
Location : West Facade								
Windows								
Aluminum	5%			2042	* *	5	\$500	
Wood	65%	Now	\$201,000	2051	* *	5	\$33,500	1
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : West Facade Below Gutter Line								
Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Thermally Inefficient, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : West Facade Below Gutter Line								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : West Facade Below Gutter Line								
Wood	30%			2048	* *	5	\$30,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Above Gutter Line, West And East Facades								

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

Asset # : 2327

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	25%	Now	\$194,700	2066	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Various							
	Deformed/Dented, Extent : Severe, Area Affected : 35%							
	Location : Various							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof Of North Head Building							
	Explanation : Beyond Useful Life							
Copper/Terne	25%			2061	**	10	\$33,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Above Gutter Line, East And West Facades							
Slate	50%			LIFE	**			
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Above Gutter Line, East And West Facades							
Interior								
Floors								
Carpet	20%			2022	\$393,800	3	\$43,300	
Mosaic Tile	20%			2031	**	5	\$72,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : First Floor Exhibition Area							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Multiple Locations							
	Explanation : Historic Minton Tiles - Super Premium.							
Steel Grating	5%			2046	**	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 5th Floor Mezzanine							
	Explanation : 5m Catwalk							
Terrazzo	40%			LIFE	**	5	\$45,100	
Vinyl Tile	15%			2031	**	3	\$8,100	
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$28,700	
Plaster	50%	Now	\$41,100	LIFE	**	5	\$28,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : At Mezzanine Stairs							
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : At Mezzanine Stairs							
Plaster	10%			LIFE	**	5	\$5,700	
Wood	10%			LIFE	**	5	\$76,600	

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

Asset # : 2327

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2039	**	5	\$7,200	
Plaster	10%			LIFE	**	5	\$9,000	
Plaster	75%	Now	\$75,900	LIFE	**	5	\$67,600	

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

Location : At Dormers

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

Location : Near Dormers And At Mezzanine Stairs

Wood	10%			LIFE	**	5	\$126,300	
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam	100%			2036	**	1		
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Conversion Equipment

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

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

Location : Throughout, Deteriorating Steam And Condensate Return Piping

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

Location : Throughout

Terminal Devices

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

Location : Throughout

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

Location : Throughout, Defective Steam Traps

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

Location : Through Out

Explanation : Included In Ac Section

Air Conditioning

Energy Source

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

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

Location : Throughout 5th Floor

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

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	80%			2046	* *	4	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Supplied From The Central Chiller Plant In Section 17							
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	\$13,100	2036	* *	1	\$8,000	
	Damaged, Extent : Moderate, Area Affected : 15%							
	Location : 1 Of 8 Units Damaged Due To Fire, 1 Of 8 Damaged Chilled Water Coil							
Air Handler/Cool/Ht	65%			2026	\$56,900	1	\$38,800	
No Component	20%							
Dehumidifier								
No Component	50%							
Generic	50%			2024	\$5,400			
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Various Floors							
	Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,800	
Exhaust Fans								
Interior	90%			2026	\$102,500	2	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	10%			2021	\$8,200	2	\$300	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$61,600	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%							
	Location : At Or Near Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues.							
Galv Iron/Steel	80%			2024	\$246,300	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

Asset # : 2327

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	80%			LIFE	* *	1		
Cast Iron	20%	0-2	\$28,800	LIFE	* *	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$50,400	
Sprinkler								
No Component	50%							
Generic	50%			2052	* *	1-2	\$13,500	

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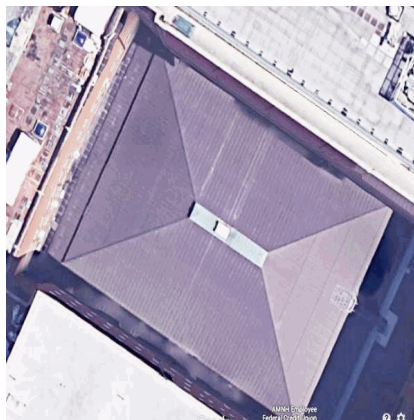
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 10
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.010 / 2653 **Yr Built/Renovated** : 1924 / 2007
Area Sq Ft : 39,832 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$171,300
Mechanical	\$148,700	\$505,800
Total	\$148,700	\$677,000
Importance Code A		\$171,300
Importance Code B	\$148,700	\$505,800
Total	\$148,700	\$677,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture		\$25,300		\$2,800
Mechanical	\$52,600	\$4,100	\$8,100	\$10,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,600	\$33,400	\$12,100	\$16,800
Importance Code B	\$56,600	\$33,400	\$12,100	\$16,800
Importance Code C				
Total	\$56,600	\$33,400	\$12,100	\$16,800



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

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

Asset # : 2653

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

Exterior

Exterior Walls

Not Accessible 100%

Roof

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

Interior

Floors

Carpet 85% 2022 \$691,500 3 \$76,000

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

Location : Various

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

Location : Throughout

Terrazzo 10% LIFE * * 5 \$4,700

Wood 5% 2041 * * 5 \$5,600

Interior Walls

Fiberglass Panel 28% LIFE * *

Gypsum Board 10% LIFE * * 5 \$4,400

Marble Panels 2% LIFE * *

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

Location : Columns

Explanation : Columns

Plaster 60% LIFE * * 5 \$13,300

Ceilings

Exposed Struc: Steel 25% LIFE * *

Glass: Susp Panels 50% LIFE * *

Gypsum Board 25% LIFE * * 5 \$18,600

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

Heating

Energy Source

Utility Steam 100% 2036 * * 1

Distribution

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

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

Location : Throughout

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

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

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

Location : Throughout

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

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

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

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

Asset # : 2653

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	8%			2024	\$32,200	1	\$1,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convector/Radiator	2%	0-2	\$8,000	2046	* *	1	\$200	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Throughout, Defective Steam Traps							
No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fan Room							
	Explanation : Covered Under A C System							
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$2,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Cenytal Chiller Plant In Section 17							
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$180,900	1	\$24,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,200	
Exhaust Fans								
Interior	90%			2026	\$42,400	2	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	10%			2031	* *	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$25,400	2046	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : At Or Near Points Of Use, Heavy Internal Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
Galv Iron/Steel	80%			2024	\$101,700	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2653

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	20%	0-2	\$11,900	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2, Ocean Life							
		Explanation : 1 Unit, #10							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$20,800	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$11,200	

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.011 / 2314 **Yr Built/Renovated** : 1927 / 1992
Area Sq Ft : 71,368 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$781,400	\$261,500
Interior Architecture	\$75,500	\$134,900
Mechanical	\$224,200	\$1,236,000
Total	\$1,081,000	\$1,632,400
Importance Code A	\$781,400	\$308,800
Importance Code B	\$299,600	\$1,188,700
Importance Code C		\$134,900
Total	\$1,081,000	\$1,632,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,100			
Interior Architecture	\$174,900	\$16,600		\$41,500
Mechanical	\$76,500	\$7,000	\$13,500	\$17,600
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$282,400	\$30,400	\$20,400	\$66,100
Importance Code A	\$24,100			
Importance Code B	\$258,300	\$30,400	\$20,400	\$66,100
Importance Code C				
Total	\$282,400	\$30,400	\$20,400	\$66,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2314

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$342,700	LIFE	* *	5	\$106,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade, Upper Floors								
Windows								
Aluminum	25%			2042	* *	5	\$4,900	
Wood	75%	Now	\$438,700	2051	* *	5	\$73,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$6,200	
Recent Repair Evident, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Pre-Cast Concrete	10%			LIFE	* *	5	\$4,600	
Stucco Cement	5%	4+	\$2,000	2031	* *	5	\$500	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Interior Parapet Wall								
Roof								
Copper/Terne	75%	4+	\$22,100	2041	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : At Roof Penetrations								
Roll Roofing	7%			2022	\$12,700	5	\$4,800	
Skylight, Plastic	3%			2031	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Stair								
Explanation : Atop Bulkhead								
Sloped Glazing	15%			LIFE	* *	5	\$82,200	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Asset # : 2314

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%	Now	\$174,900	2025	\$874,600	3	\$96,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Basement (its)							
	Recent Replace Evident, Extent : Light, Area Affected : 20%							
	Location : Second Floor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Mezzanine, Third Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Basement, Mezzanine, 3rd Floor							
	Wrinkling, Extent : Moderate, Area Affected : 10%							
	Location : 3rd Floor							
Cork Tile	5%			2036	* *	5	\$4,700	
Sheet Vinyl/Rubber	3%			2034	* *	5	\$4,800	
Traffic Topping	5%			2031	* *	5	\$6,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Labs And 2nd Floor							
	Explanation : Liquid Applied Epoxy Floor							
Vinyl Tile	18%			2031	* *	3	\$7,200	
Vinyl Tile 9" X 9"	6%	Now	\$75,500	2036	* *	3	\$2,400	
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Third Floor							
Wood	3%			2041	* *	5	\$6,000	
Interior Walls								
Gypsum Board	57%			LIFE	* *	5	\$62,200	
Mosaic Tile	3%			LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Bathrooms							
	Explanation : Regular Ceramic Tile - Not Mosaic Tile							
Plaster	30%			LIFE	* *	5	\$16,400	
Wood	10%			LIFE	* *	5	\$72,700	
Ceilings								
AcousTile,Adhered	2%			2039	* *	5	\$2,100	
AcousTileSusp.Lay-In	20%			2039	* *	5	\$21,400	
Exposed Concrete	3%			LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Fifth Floor							
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	11%			LIFE	* *	5	\$14,700	
Metal Panel	5%			LIFE	* *	5	\$6,700	
Plaster	50%			LIFE	* *	5	\$33,400	
No Component	7%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Fifth Floor							
	Explanation : Sloped Glazing							

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

Asset # : 2314

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

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

Asset # : 2314

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices									
Direct Expansion	10%			2026	\$4,700	1			
Air Handler/Cool/Ht	50%			2026	\$32,400	1	\$22,100		
No Component	40%								
Heat Rejection									
Air Condenser Unit	5%			2026	\$1,500	2	\$2,500		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Abandoned Air Condenser Unit Needs To Be Removed								
No Component	95%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,800		
Exhaust Fans									
Interior	85%			2026	\$71,700	2	\$1,900		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fan Room								
	Explanation : Most Of Ventilation Occurs Through Air Handlers								
Roof	15%			2026	\$9,100	2	\$300		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	80%			2024	\$182,300	1			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Galv Iron/Steel	20%	0-2	\$45,600	2046	* *	1			
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues								
HW Heat Exchanger									
Low Temp	100%			2026	\$23,700	4	\$10,600		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Lower Level								
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
Cast Iron	80%	Now	\$4,300	LIFE	* *	1			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Cast Iron	20%	0-2	\$21,300	LIFE	* *	1			
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								

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

Asset # : 2314

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-5, Education							
		Explanation : 1 Unit, #7							
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$37,300
	Sprinkler								
	No Component	95%							
	Generic	5%			2036		* *	1-2	\$1,000

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.11A / 2330 **Yr Built/Renovated** : 1982 / 1990
Area Sq Ft : 4,211 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,000			
Interior Architecture	\$2,400	\$2,100		
Mechanical	\$1,400	\$400	\$800	\$20,100
Total	\$20,800	\$2,600	\$800	\$20,100
Importance Code A	\$17,000	\$100		
Importance Code B	\$3,800	\$2,500	\$800	\$20,100
Importance Code C				
Total	\$20,800	\$2,600	\$800	\$20,100



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

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

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

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

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

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

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

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

Interior**Interior Walls**

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

Ceilings

AcousTileSusp.Lay-In	15%			2039		**	5	\$900	
Gypsum Board	30%			LIFE		**	5	\$2,400	
Plaster	55%	Now	\$2,400	LIFE		**	5	\$2,200	

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

Location : Various

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

Location : Throughout

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

Location : Various

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

Heating**Energy Source**

Utility Steam	100%			2036		**	1		
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Conversion Equipment

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

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

Location : Throughout

Explanation : Medium Pressure Steam Sourced From Adjacent Building

Distribution

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

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

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

Location : Lower Level

Explanation : Air Handling Equipment Is Accounted For Under Air Conditioning

Air Conditioning**Energy Source**

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

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

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

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

Asset # : 2330

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Exterior Pkg Unit - Cooling	95%			2021	\$19,700	2	\$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof									
	Exterior Pkg Unit - Cooling	5%	Now	\$1,000	2036	* *	2		
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Roof, Refrigerant Leaks Reported									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$19,100	1	\$2,600	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	
Exhaust Fans									
	Interior	100%			2026	\$5,000	2	\$100	
Plumbing									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,2,5,7
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$91,400
Total		\$91,400
Importance Code B		\$91,400
Total		\$91,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,200			\$2,600
Interior Architecture	\$19,900	\$8,700	\$900	\$2,900
Mechanical	\$35,000	\$4,800	\$8,700	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,100	\$17,500	\$13,500	\$13,500
Importance Code A	\$1,200		\$1,200	\$2,600
Importance Code B	\$54,800	\$17,500	\$12,400	\$10,900
Importance Code C	\$4,100			
Total	\$60,100	\$17,500	\$13,500	\$13,500



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5		
Pre-Cast Concrete	10%			LIFE	**	5		
Windows								
Aluminum	100%			2042	**	5		
Parapets								
Copper/Terne	25%			2061	**	5	\$5,100	
Metal Rail	50%	4+	\$1,200	2039	**	5	\$15,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	25%			LIFE	**	5	\$6,600	
Roof								
IRMA/Protected Membrane	100%			2026		10		
Interior								
Floors								
Carpet	15%			2025	\$118,800	3	\$13,100	
Carpet	10%	Now	\$15,800	2022	\$79,200	3	\$8,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout First Floor</i>								
Cast in Place Concrete	72%			LIFE	**	5	\$91,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Liquid Applied Epoxy Coating</i>								
Ceramic Tile	3%			2035	**	5	\$1,700	
Interior Walls								
Gypsum Board	90%	Now	\$4,100	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Side Of Stacks On Floor 2a</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Side Of Stacks On Floor 2a</i>								
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$8,700	
Exposed Struc: Steel	82%			LIFE	**			
Gypsum Board	3%			LIFE	**	5	\$2,200	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	**	1		

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

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

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

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

Asset # : 4247

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2035	* *	5	\$2,300	
Distribution								
Steam Piping/Pump	100%			2046	* *	4	\$2,900	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$24,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,600	
Exhaust Fans								
Interior	50%			2031	* *	2	\$600	
Roof	50%			2031	* *	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	10%	Now	\$5,800	LIFE	* *	1		
Cracked, Extent : Moderate, Area Affected : 10%								
Location : 1 Of 4 Cracked Storm Drain Risers, Drain Pipe Causes Water Damage Whenever There Is A Rain Event								
Cast Iron	90%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-7, Library								
Explanation : 1 Unit, #11b								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$19,500	

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

Asset # : 4247

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$290,700	\$1,205,200
Interior Architecture	\$169,500	\$762,700
Mechanical	\$465,800	\$1,990,900
Total	\$926,000	\$3,958,800
Importance Code A	\$290,700	\$1,205,200
Importance Code B	\$635,200	\$2,710,000
Importance Code C		\$43,600
Total	\$926,000	\$3,958,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,300	\$18,400		
Interior Architecture	\$25,300	\$36,900	\$10,500	\$19,200
Mechanical	\$37,800	\$47,600	\$39,100	\$52,700
Elevators/Escalators	\$43,400	\$43,400	\$43,400	\$43,400
Total	\$119,800	\$146,400	\$93,100	\$115,300
Importance Code A	\$17,100	\$22,100	\$6,000	\$3,800
Importance Code B	\$102,700	\$124,300	\$87,100	\$111,500
Importance Code C				
Total	\$119,800	\$146,400	\$93,100	\$115,300



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

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

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

Asset # : 2315

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	2-4	\$112,200	LIFE	* *	5	\$34,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : North Air Shaft - Visible From Roof							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Granite	85%			LIFE	* *	5	\$147,900	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : All Facades							
Windows								
Bronze/Brass	25%			2034	* *	5	\$28,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Central Park West Side - East Facade							
	Explanation : Painted Surface							
Steel	75%			2025	\$858,200	5	\$168,500	
Parapets								
Masonry: Brick	8%			LIFE	* *	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Panel	7%			2052	* *	5	\$2,100	
Metal Rail	5%			2039	* *	5-10	\$7,200	
Granite Panels	80%			LIFE	* *	5	\$7,000	
	Recent Repair Evident, Extent : Light, Area Affected : 75%							
	Location : North, South, East Roofs							
Roof								
Built-Up (BUR)	5%	2-4	\$1,800	2026	\$18,100			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 50%							
	Location : Flat Roof At West Side							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Flat Roof At West Side							
Copper/Terne	70%	Now	\$94,300	2041	* *			
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	25%	Now	\$11,500	2026	\$115,000			
	Seams Open/Split, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

Interior

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

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

Asset # : 2315

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2022	\$310,200	3	\$34,100	
	Cast in Place Concrete	10%	Now	\$25,300	LIFE	* *	5	\$49,700	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Basement									
Explanation : Ground Water Penetration And Flooding									
	Ceramic Tile	3%			2035	* *	5	\$6,800	
	Marble Panels	12%			LIFE	* *	5	\$20,500	
	Quarry Tile	5%			2031	* *	5	\$17,100	
	Terrazzo	30%	2-4	\$169,500	LIFE	* *	5	\$53,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : First Floor And Lower Level Hall And Corridors									
	Vinyl Tile	25%			2026	\$516,600	3	\$21,300	
	Wood	5%			2041	* *	5	\$21,300	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$17,400	
	Panel/Paver: Limestone	25%			LIFE	* *			
	Marble Panels	10%			LIFE	* *			
	Plaster	40%			LIFE	* *	5	\$34,900	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : 2nd Floor Offices And Corridors									
	Plaster	10%			LIFE	* *	5	\$8,700	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Murals - Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : T. Roosevelt Memorial Hall									
Explanation : Murals On Plaster									
Ceilings									
	AcousTileConcealSpLn	10%			2039	* *	5	\$28,400	
	AcousTileSusp.Lay-In	10%			2039	* *	5	\$22,700	
	Exposed Concrete	10%			LIFE	* *	5	\$3,600	
	Plaster	20%			LIFE	* *	5	\$28,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : T. Roosevelt Memorial Hall And Rotunda									
Explanation : Decorative Coffered Ceilings									
	Plaster	50%			LIFE	* *	5	\$71,000	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Various Offices									

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

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

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

Asset # : 2315

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

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

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

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

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

Asset # : 2315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	50%			2034	* *	1	\$47,000	
	Air Handler/Cool/Ht	40%			2026	\$27,600	1	\$37,600	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$84,700	
Exhaust Fans									
	Interior	80%			2026	\$143,600	2	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	20%			2026	\$25,800	2	\$900	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	80%			2024	\$387,900	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Galv Iron/Steel	20%	0-2	\$97,000	2046	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : At Or Near Point Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
Water Heater									
	Electric	100%			2019	\$25,200	4	\$1,300	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Lower Level							
HW Heat Exchanger									
	Low Temp	100%			2026	\$50,400	4	\$22,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Lower Level							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	20%	0-2	\$45,300	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
	Submersible	100%			2021	\$7,200	4	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							

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

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

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

Asset # : 2315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed						
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : B-6, Roosevelt Hall						
			Explanation : 4 Units, #1, 2, 3, 4						
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$79,400
	Sprinkler								
	No Component	90%							
	Generic	10%			2036		* *	1-2	\$4,300

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 13 & 13A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.013 / 2316 **Yr Built/Renovated** : 1932 / 1995
Area Sq Ft : 81,358 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,040,300	\$288,400
Interior Architecture	\$308,300	\$252,300
Mechanical	\$432,400	\$1,200,300
Total	\$3,781,000	\$1,741,000
Importance Code A	\$3,040,300	\$288,400
Importance Code B	\$528,100	\$1,404,200
Importance Code C	\$212,600	\$48,400
Total	\$3,781,000	\$1,741,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$52,600			\$12,600
Interior Architecture		\$24,400	\$1,500	\$8,000
Mechanical	\$45,500	\$13,700	\$22,900	\$30,300
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$106,900	\$47,000	\$33,300	\$59,800
Importance Code A	\$52,600			\$12,600
Importance Code B	\$54,400	\$47,000	\$33,300	\$47,200
Importance Code C				
Total	\$106,900	\$47,000	\$33,300	\$59,800



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

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

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

Asset # : 2316

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

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

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

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

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

Asset # : 2316

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	45%	Now	\$8,100	LIFE	* *	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Interior Of Parapet Wall							
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Interior Of Parapet Wall							
Masonry: Brick	32%	Now	\$25,600	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
	Location : East And West Stair Tower							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Exterior Of Parapet Walls							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Elevator Tower							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Interior Face Of Penthouses							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Bulkhead Roofs							
Masonry: Granite	15%	Now	\$3,600	LIFE	* *	5	\$1,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	8%	Now	\$14,300	2046	* *	5	\$700	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 55%							
	Location : Interior Side Of Parapet Wall - Throughout							
Roof								
Built-Up (BUR)	80%	Now	\$136,300	2036	* *			
	Vegetation Growth, Extent : Severe, Area Affected : 15%							
	Location : Various							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Various							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	10%	2-4	\$1,000	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Low Roof							
Modified Bitumen	5%			2021	\$10,800	10	\$1,700	
Skylight, Plastic	5%			2039	* *	1		
Interior								
Floors								
Carpet	15%			2022	\$249,200	3	\$27,400	
Cast in Place Concrete	10%			LIFE	* *	5	\$26,600	
Cork Tile	15%			2036	* *	5	\$16,000	
Terrazzo	50%			LIFE	* *	5	\$47,600	
Vinyl Tile	10%			2026	\$110,700	3	\$4,600	

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

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

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

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

Asset # : 2316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	* *	5	\$17,600	
	Masonry: Brick	10%			LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Behind Exhibits								
	Metal Panel	5%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exhibition Halls								
	Explanation : Inset Decorative Panels								
	Marble Panels	20%			LIFE	* *			
	Plaster	5%	Now	\$212,600	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Upper Floors And Bulkhead Walls								
	Water Penetration, Extent : Moderate, Area Affected : 35%								
	Location : Upper Floors And Bulkhead Walls								
	Plaster	50%			LIFE	* *	5	\$44,000	
Ceilings									
	AcousTile,Adhered	10%			2039	* *	5	\$12,200	
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,300	
	Gypsum Board	10%			LIFE	* *	5	\$15,200	
	Masonry: Marble	5%			LIFE	* *	1		
	Plaster	5%	Now	\$95,700	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Upper Floor Ceilings And Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Upper Floor Ceilings And Bulkhead								
	Plaster	55%			LIFE	* *	5	\$41,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Utility Steam	100%			2036		* *	1	
Distribution									
	Steam Piping/Pump	50%	0-2	\$303,600	2056		* *	4	\$2,000
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Explanation : Deteriorating Steam, Condensate Return Piping And Condensate Quenching Tanks								
	Steam Piping/Pump	50%			2026	\$303,600	4	\$3,000	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

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

Asset # : 2316

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2026	\$328,300	1	\$35,200	
Convactor/Radiator	5%	0-2	\$41,100	2046	* *	1	\$1,200	
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Defective Steam Traps							
Convactor/Radiator	25%			2024	\$205,400	1	\$6,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Air Conditioning								
Energy Source								
District C.W.	80%			2046	* *	1		
Electricity	20%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$35,800	1		
No Component	80%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Section 17							
	Explanation : Chilled Water Is Supplied To This Building From Section							
Distribution								
Chilled Wtr Pipe/Pump	80%			2036	* *	4	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant							
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2026	\$59,100	1	\$40,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,400	
Exhaust Fans								
Interior	100%			2026	\$96,100	2	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$51,900	2046	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
Galv Iron/Steel	80%			2024	\$207,800	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

Asset # : 2316

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	15%			2024	\$2,000	4	\$100	
	No Component	85%							
HW Heat Exchanger	Low Temp	15%			2052	* *	4	\$1,200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Lower Level							
No Component		85%							
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping	Cast Iron	20%	0-2	\$24,300	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Cast Iron		80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6, Imax							
		Explanation : 1 Unit, #13 Operated Manually - Needs Upgrade							
Fire Suppression									
Standpipe									
Generic		100%			2036	* *	1-5	\$42,500	
Sprinkler									
No Component		90%							
	Generic	10%			2036	* *	1-2	\$2,300	
Chemical System									
Generic		100%			2024	\$27,900	1-3	\$55,000	

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 15 & 15A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.015 / 2317 **Yr Built/Renovated** : 1903 / 1966
Area Sq Ft : 39,203 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$546,700	
Interior Architecture	\$158,500	
Mechanical	\$185,900	\$476,100
Total	\$891,100	\$476,100
Importance Code A	\$546,700	
Importance Code B	\$344,400	\$476,100
Total	\$891,100	\$476,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,300	\$10,100		\$3,100
Interior Architecture	\$41,800	\$3,700	\$900	\$20,200
Mechanical	\$16,900	\$3,200	\$7,100	\$16,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$112,000	\$22,000	\$12,900	\$44,300
Importance Code A	\$48,300	\$10,100		\$3,100
Importance Code B	\$48,100	\$11,800	\$12,900	\$41,300
Importance Code C	\$15,600			
Total	\$112,000	\$22,000	\$12,900	\$44,300



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

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

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

Asset # : 2317

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

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

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

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

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

Asset # : 2317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	2-4	\$25,500	2036	**			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Debris on Roof, Extent : Severe, Area Affected : 10%								
Location : Section 15A								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : At Roof Penetration, Damper								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Section 15A								
Copper/Terne	5%			2041	**	10	\$2,200	
Corrosion/Rusting, Extent : Light, Area Affected : 100%								
Location : Northwest Corner Of Section 15								
Slate	65%	Now	\$255,700	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Section 15								
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%								
Location : Section 15								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%								
Location : Section 15								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Offices, Stairwell, Library And Collection Storage Areas								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Section 15								
Explanation : On Extended Life - Much Older Than Rated Life Of Material.								
Interior								
Floors								
Carpet	5%			2022	\$40,000	3	\$4,400	
Cast in Place Concrete	7%			LIFE	**	5	\$9,000	
Ceramic Tile	3%			2035	**	5	\$1,800	
Traffic Topping	55%			2031	**	5	\$40,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Fluid Applied Epoxy Floors								
Vinyl Tile	30%			2031	**	3	\$6,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : First And Second Floor								

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

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

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

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

Asset # : 2317

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

Interior

Interior Walls

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

Location : Stairwell

Gypsum Board	40%			LIFE	* *	5	\$10,400
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Masonry: Brick

20%

LIFE

* *

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

Location : Collections Storage Areas, East Wall At Imax Stair

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

Location : Western Portion Of Section 15, Stairs And Attic

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

Location : Western Portion Of Section 15, Stairs And Attic

Ceilings

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

Location : Areas Of Previous Water Intrusion - Various Offices

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

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

Gypsum Board	10%			LIFE	* *	5	\$7,300
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Plaster

15%

Now

\$24,700

LIFE

* *

5

\$5,500

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Library, Offices, Attic, Stairs

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

Location : Library, Offices, Attic, Stairs

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

Heating

Energy Source

Utility Steam	100%			2036	* *	1	
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Conversion Equipment

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

Distribution

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

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

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

Location : Throughout

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

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

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

Asset # : 2317

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Convector/Radiator	40%			2024	\$158,300	1	\$5,100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Convector/Radiator	10%	0-2	\$39,600	2046	* *	1	\$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 20%									
Location : Throughout, Defective Steam Traps									
	No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Fan Room									
Explanation : Covered Under AC System									
Air Conditioning									
Energy Source									
	District C.W.	85%			2046	* *	1		
	Electricity	15%			2042	* *	1		
Conversion Equipment									
	Window/Wall Unit	15%			2021	\$12,900	1		
	No Component	85%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Section 17									
Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17									
Distribution									
	Chilled Wtr Pipe/Pump	85%			2046	* *	4	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Section 17									
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17									
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2026	\$22,700	1	\$20,600	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,900	
Exhaust Fans									
	Interior	100%			2026	\$46,300	2	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Fan Room									
Explanation : Most Of Ventilation Occurs Through Air Handlers									
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2024	\$125,200	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

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

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

Asset # : 2317

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

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 17
Address : W 77TH ST. AND COLUMBUS AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.017 / 2318 **Yr Built/Renovated** : 1931 / 2000
Area Sq Ft : 89,502 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 31-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,083,100	\$331,600
Interior Architecture	\$208,900	\$182,500
Mechanical	\$233,900	\$2,069,500
Total	\$2,525,900	\$2,583,600
Importance Code A	\$2,083,100	\$390,900
Importance Code B	\$349,100	\$2,156,600
Importance Code C	\$93,700	\$36,000
Total	\$2,525,900	\$2,583,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,600			
Interior Architecture		\$46,900		\$10,000
Mechanical	\$112,200	\$18,400	\$46,600	\$31,700
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$169,600	\$74,100	\$55,400	\$50,700
Importance Code A	\$48,600			
Importance Code B	\$121,000	\$74,100	\$55,400	\$50,700
Importance Code C				
Total	\$169,600	\$74,100	\$55,400	\$50,700



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

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

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

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

Asset # : 2318

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

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

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

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

Asset # : 2318

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$95,800	2036	* *			1
	Embed. Gravel Surface, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	33%	0-2	\$18,500	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Area Around Sloped Glazing							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Various							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Various Areas Into 5th Floor Work Spaces							
Skylight, Plastic Sloped Glazing	2%			2031	* *	1		
	15%			LIFE	* *	5	\$78,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Eastern Bay							
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior								
Floors								
Carpet	20%			2025	\$365,600	3	\$40,200	
Cast in Place Concrete	50%			LIFE	* *	5	\$146,500	
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
	Explanation : Ground Water							
Quarry Tile	10%			2031	* *	5	\$20,100	
Slate	5%			LIFE	* *	5	\$7,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Stair Treads							
Vinyl Tile	5%			2031	* *	3	\$2,500	
Wood	10%			2054	* *	5	\$25,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Asset # : 2318

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

Interior

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,400	
Gypsum Board	35%			LIFE	**	5	\$36,000	
Masonry: Brick	10%			LIFE	**			

Efflorescence, Extent : Severe, Area Affected : 30%

Location : Fifth Floor Mechanical Spaces

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

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

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

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

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

Location : 5th Floor Studio Space

Ceilings

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

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

Location : Sloped Glazing Structure At West Side Of First Floor

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

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

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

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

Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$16,700	

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

Heating

Energy Source

Utility Steam	100%			2036	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Museum Complex</i>								
<i>Explanation : Supplied By Con Edison - Serves All Building Sections</i>								

Conversion Equipment

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

Location : Basement

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

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

Asset # : 2318

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$243,800	1	\$33,200	
No Component	40%							
Heat Rejection								
Air Condenser Unit	2%			2026	\$3,800	2	\$1,200	
Water Cooling Tower	60%	Now	\$16,500	2027	\$164,800	2	\$43,200	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Component Located Between Sections 4 And 11								
Explanation : 2 Units Out Of 8 Are Inoperable								
No Component	38%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans								
Interior	50%			2026	\$52,900	2	\$1,400	
Roof	50%			2026	\$38,000	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2046	* *	1		
Galv Iron/Steel	75%			2024	\$214,300	1		
On Extended Life, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
HW Heat Exchanger								
Low Temp	60%			2046	* *	4	\$8,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units Provide Domestic Hot Water To Other Building Sections								
Low Temp	40%	0-2	\$11,900	2056	* *	4	\$3,500	
Damaged, Extent : Moderate, Area Affected : 65%								
Location : Lower Level Of Section 17, 2 Of 3 Defective Heat Exchangers								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	0-2	\$26,700	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2020	\$7,200	4	\$1,600	
Backflow Preventer								
Generic	100%			2026	\$9,300	1	\$5,500	
Fixtures								
Generic	100%							
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								

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

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

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

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

Asset # : 2318

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-5									
Explanation : 1 Freight Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2036		* *	1-5	\$46,800
Sprinkler									
	Generic	100%			2046		* *	1-2	\$25,100
Fire Pump									
	Generic	100%			2029		* *	1	\$16,700

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 19-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,493,000	\$181,200
Interior Architecture		\$412,700
Mechanical	\$392,800	\$1,432,600
Total	\$1,885,800	\$2,026,500
Importance Code A	\$1,493,000	\$181,200
Importance Code B	\$392,800	\$1,472,100
Importance Code C		\$373,100
Total	\$1,885,800	\$2,026,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,000			
Interior Architecture		\$13,600	\$2,200	\$24,100
Mechanical	\$41,800	\$12,100	\$19,600	\$24,200
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$72,500	\$41,500	\$37,600	\$64,100
Importance Code A	\$15,000			
Importance Code B	\$57,600	\$41,500	\$35,400	\$64,100
Importance Code C			\$2,200	
Total	\$72,500	\$41,500	\$37,600	\$64,100



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

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

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

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

Asset # : 2337

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	2%			2046	* *	10	\$5,100	
	Masonry: Brick	40%	Now	\$141,400	LIFE	* *	5	\$43,800	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : West Facade, North Facade								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : North Facade, West Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : West Facade								
	Masonry: Granite	58%	Now	\$409,800	LIFE	* *	5	\$47,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : East Facade								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
Windows									
	Aluminum	15%			2042	* *	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Collections Storage								
	Explanation : Interior Storm Windows.								
	Steel	85%	Now	\$801,400	2051	* *	5	\$89,700	
	Air Infiltration, Extent : Severe, Area Affected : 20%								
	Location : Collections Storage And Various Offices								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Various								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : West Side Offices								
	Glazing Clouded, Extent : Moderate, Area Affected : 5%								
	Location : West Side Offices								
Parapets									
	Masonry: Brick	20%	2-4	\$100	LIFE	* *	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Masonry: Granite	80%			LIFE	* *	5	\$600	

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

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

Asset # : 2337

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2026	\$8,400	10	\$1,700	
Copper/Terne	30%	Now	\$14,800	2041	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 80%								
Location : Throughout								
Skylight, Metal/Glass	5%			2036	* *	10	\$5,700	
Slate	60%	Now	\$140,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Slate Roof								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Red Slate Roof								
Explanation : Approaching Extent Of Useful Life								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$39,600	
Cork Tile	10%			2036	* *	5	\$10,600	
Marble Panels	7%			LIFE	* *	5	\$6,300	
Slate	3%			LIFE	* *	5	\$3,800	
Terrazzo	20%			LIFE	* *	5	\$18,800	
Traffic Topping	15%			2031	* *	5	\$22,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : New Collection Storage Areas								
Explanation : Epoxy Flooring								
Vinyl Tile	30%			2031	* *	3	\$13,600	
Interior Walls								
Ceramic Tile	3%			2035	* *	5	\$4,500	
Fabric on Framing	2%			2027	\$325,600	5	\$1,500	
Gypsum Board	53%			LIFE	* *	5	\$47,500	
Marble Panels	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$6,700	
SGFT/Glazed Masonry	20%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$12,000	
Ceilings								
AcousTileConcealSpLn	10%			2031	* *	5	\$15,100	
AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,100	
Exposed Concrete	50%			LIFE	* *	5	\$9,400	
Plaster	10%			LIFE	* *	5	\$7,500	
Plaster	15%			LIFE	* *	5	\$11,300	

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

Asset # : 2337

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2026	\$28,400	1		
	Distribution								
	Steam Piping/Pump	50%			2026	\$300,700	4	\$3,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steam Piping/Pump	50%	0-2	\$300,700	2056	* *	4	\$2,000	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Deteriorating Steam And Condensate Return Piping							
Terminal Devices									
	Air Handler	75%			2026	\$348,300	1	\$37,400	
	Convactor/Radiator	20%			2024	\$162,700	1	\$5,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	5%	0-2	\$40,700	2046	* *	1	\$1,200	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
Air Conditioning									
	Energy Source								
	District C.W.	100%			2046	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	\$329,300	1	\$44,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : All Dx Systems Are Being Converted To Chilled Water System							
	Air Handler/Cool/Ht	10%			2034	* *	1	\$5,000	
Dehumidifier									
	No Component	50%							
	Generic	50%			2024	\$26,900			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Various Floors							
		Explanation : The Air Handlers Have The Capablility To Perform A Dehumidification Cycle							
Ventilation									

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

Asset # : 2337

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Most Of Ventilation Occurs Through Air Handlers								
Exhaust Fans								
Interior	90%			2026	\$85,700	2	\$2,200	
Roof	10%			2026	\$6,800	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$205,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Galv Iron/Steel	20%	0-2	\$51,500	2046	**	1		
Corroded, Extent : Severe, Area Affected : 20%								
Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Storm Drain Piping								
Cast Iron	20%	0-2	\$24,100	LIFE	**	1		
Corroded, Extent : Moderate, Area Affected : 20%								
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
Cast Iron	80%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Backflow Preventer								
Generic	100%			2031	**	1	\$4,900	
Fixtures								
Generic	100%							
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-6, Ornithology And 4th Floor : 6th Floor D C System								
Explanation : 2 Units, #19f And 19p								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$42,100	

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

Asset # : 2337

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	50%							
	Generic	50%			2052	* *	1-2	\$11,300	

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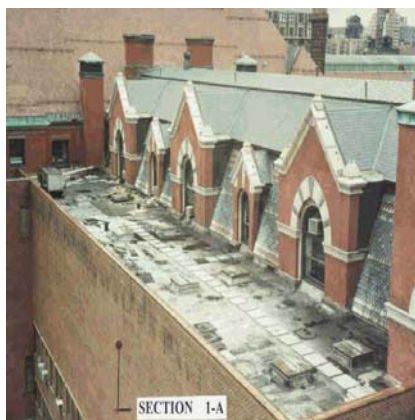
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.01A / 2338 **Yr Built/Renovated** : 1955 / 1996
Area Sq Ft : 38,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,4,mez
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$343,200	
Interior Architecture		\$234,100
Mechanical	\$261,500	\$336,900
Total	\$604,700	\$571,000
Importance Code A	\$343,200	
Importance Code B	\$261,500	\$571,000
Total	\$604,700	\$571,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,400			
Interior Architecture	\$390,500		\$3,200	\$28,600
Mechanical	\$70,300	\$3,300	\$15,800	\$12,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$489,100	\$7,200	\$23,000	\$44,800
Importance Code A	\$24,400			
Importance Code B	\$464,800	\$7,200	\$23,000	\$44,800
Importance Code C				
Total	\$489,100	\$7,200	\$23,000	\$44,800



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 Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2338

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

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

Asset # : 2338

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	2-4	\$390,500	2028	* *	3	\$42,900	
	Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	5%			LIFE	* *	5	\$6,300	
Vinyl Tile	45%			2026	\$234,100	3	\$9,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Lower Levels							
Interior Walls								
Gypsum Board	30%			LIFE	* *	5	\$22,100	
Masonry: Brick	10%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$22,100	
Ceilings								
AcousTileSusp.Lay-In	50%			2031	* *	5	\$28,600	
Exposed Concrete	10%			LIFE	* *	5	\$900	
Exposed Struc: Steel	10%			LIFE	* *			
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$7,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2036	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2022	\$25,400	5	\$2,300	
Distribution									
	Steam Piping/Pump	50%	0-2	\$142,700	2056	* *	4	\$900	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Explanation : Deteriorated Steam And Condensate Return Piping							
	Steam Piping/Pump	50%			2026	\$142,700	4	\$1,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Asset # : 2338

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%	0-2	\$38,600	2046	* *	1	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
	Convactor/Radiator	25%			2024	\$96,500	1	\$3,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	65%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Covered Under A C							
Air Conditioning									
	Energy Source								
	District C.W.	65%			2046	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sectionh 17							
		Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
	Electricity	35%			2042	* *	1		
Conversion Equipment									
	Window/Wall Unit	35%	0-2	\$29,400	2026	\$29,400	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	65%							
Distribution									
	Chilled Wtr Pipe/Pump	65%			2046	* *	4	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2021	\$39,500	1	\$15,400	
	No Component	35%							
Dehumidifier									
	No Component	50%							
	Generic	50%			2020	\$9,400			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Rooms							
		Explanation : The Air Handlers Have The Capability To Perform A Dehumidification Cycle							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	

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

Asset # : 2338

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2021	\$40,700	2	\$1,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
	Roof	10%			2021	\$3,300	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	20%	0-2	\$24,400	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : At or Near Points Of Use, Heavy Internal Corrosion Reported, The Internatal Corrosion Is Creating Water Flow Retstriction Issues.							
	Galv Iron/Steel	80%			2024	\$97,700	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	20%	0-2	\$11,400	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gallery 77							
		Explanation : 1 Unit Travel From Basement : 2nd Floor							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$20,000	
	Sprinkler								
	No Component	50%							
	Generic	40%			2052	* *	1-2	\$4,300	
	Generic	10%			2036	* *	1-2	\$1,100	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.002 / 2328 **Yr Built/Renovated** : 1891 / 2014
Area Sq Ft : 105,089 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,236,100	\$168,800
Interior Architecture	\$39,300	\$4,462,300
Mechanical	\$330,100	\$1,705,500
Total	\$1,605,500	\$6,336,600
Importance Code A	\$1,236,100	\$168,800
Importance Code B	\$369,400	\$1,930,000
Importance Code C		\$4,237,800
Total	\$1,605,500	\$6,336,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,100			
Interior Architecture	\$16,200	\$23,500	\$5,900	\$10,800
Mechanical	\$15,500	\$14,400	\$21,000	\$26,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$81,600	\$47,800	\$36,700	\$46,800
Importance Code A	\$40,100			
Importance Code B	\$41,500	\$47,800	\$36,700	\$46,800
Importance Code C				
Total	\$81,600	\$47,800	\$36,700	\$46,800



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

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

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

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

Asset # : 2328

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

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

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

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

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

Asset # : 2328

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Copper/Terne	5%	Now	\$4,700	2041		**		
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Gutters And Throughout							
Roll Roofing	5%	Now	\$1,100	2022	\$11,400	5	\$2,200	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Lower Roof							
Slate	90%	Now	\$1,051,200	LIFE		**		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Roof Is 59 Years Beyond Highest Rated Lifespan.							
Interior								
Floors								
Carpet	20%			2025	\$429,300	3	\$47,200	
Cast in Place Concrete	5%			LIFE		**	\$17,200	
Ceramic Tile	5%			2035		**	\$7,900	
Cork Tile	5%			2046		**	\$6,900	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 5th Fl							
	Explanation : New Buildout							
Mosaic Tile	20%			2031		**	\$78,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Various Offices							
	Explanation : Historic Decorative Minton Tiles - Super Premium.							
Marble Panels	10%			LIFE		**	\$11,800	
Terrazzo	20%			LIFE		**	\$24,600	
Vinyl Tile 9" X 9"	10%			2026	\$185,200	3	\$5,900	
Wood	5%			2041		**	\$14,700	
Interior Walls								
Fabric on Framing	15%			2027	\$4,136,500	5	\$19,000	
Glass: Single Pane	15%			LIFE		**	\$28,500	
Gypsum Board	15%			LIFE		**	\$22,800	
Masonry: Brick	5%			LIFE		**		
Marble Panels	5%			LIFE		**		
Plaster	35%			LIFE		**	\$26,600	
Wood	10%			LIFE		**	\$101,300	

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

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

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

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

Asset # : 2328

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

Interior

Ceilings

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

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

Location : Offices

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

Location : Development Offices

Exposed Struc: Steel	7%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$15,600	
Plaster	40%			LIFE	**	5	\$31,100	
Plaster	3%			LIFE	**	5	\$2,300	

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

Heating

Energy Source

Utility Steam	100%			2036	**	1			
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Distribution

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

Location : Throughout, Deteriorating Steam And Condensate Return Piping

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

Location : Fifth Floor

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

Location : Throughout

Terminal Devices

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

Location : Throughout, Defective Steam Traps

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

Location : Throughout

Air Conditioning

Energy Source

District C.W.	60%			2046	**	1			
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Electricity	40%			2042	**	1			
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

Asset # : 2328

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2031	* *	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Top Units Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves Lobby Area							
Window/Wall Unit	20%			2024	\$46,200	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : 5th Floor Explanation : Serves Offices							
No Component	60%							
Distribution								
Chilled Wtr Pipe/Pump	60%			2046	* *	4	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17							
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2026	\$114,500	1	\$39,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,600	
Exhaust Fans								
Interior	90%			2031	* *	2	\$2,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Most Of Ventilation Occurs Through Air Handlers							
Roof	10%			2026	\$8,900	2	\$300	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$268,400	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Galv Iron/Steel	20%	0-2	\$67,100	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% Location : At Points Of Use, Heavy Internal Corrosion Reported. The Internal Pipe Corrosion Is Creating Water Flow Restrictions Issues!							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							

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

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

Asset # : 2328

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,8
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$94,500	\$162,800
Interior Architecture		\$229,600
Total	\$94,500	\$392,400
Importance Code A	\$94,500	\$162,800
Importance Code B		\$130,700
Importance Code C		\$98,900
Total	\$94,500	\$392,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,300	\$16,100		\$20,700
Interior Architecture	\$22,600	\$29,200	\$16,600	\$25,400
Mechanical	\$10,800	\$11,300	\$21,200	\$9,800
Elevators/Escalators	\$21,700	\$21,700	\$21,700	\$21,700
Total	\$77,400	\$78,400	\$59,600	\$77,600
Importance Code A	\$22,900	\$16,800	\$600	\$21,300
Importance Code B	\$54,500	\$61,600	\$54,600	\$56,200
Importance Code C			\$4,300	
Total	\$77,400	\$78,400	\$59,600	\$77,600



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

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

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

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

Asset # : 13555

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2061	* *	10	\$40,800	
Masonry: Brick	71%			LIFE	* *	5	\$123,600	
Masonry: Limestone	5%			LIFE	* *	5	\$6,500	
Metal, Corrugated	2%			2046	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rooftop								
Explanation : Mechanical Enclosures								
Window Wall	12%	Now	\$53,700	2046	* *	5	\$39,200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Facing Thresholds At 8th Floor Terrace								
Windows								
Aluminum	95%			2042	* *	5	\$900	
Metal Louvers	5%			2035	* *	10	\$300	
Parapets								
Copper/Terne	15%			2061	* *	5	\$4,300	
Masonry: Brick	45%	0-2	\$16,300	LIFE	* *	5	\$2,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Floor Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Interior Wall Of Parapet - 8th Floor Terrace								
Metal Rail	25%			2039	* *	5-10	\$26,600	
Pre-Cast Concrete	15%	0-2	\$1,700	LIFE	* *	5	\$5,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Coping Stone								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Underside Of Coping Stone								
Roof								
IRMA/Protected Membrane	30%	0-2	\$4,200	2031	* *			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : 8th Floor Terrace								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : 8th Floor Terrace								
Modified Bitumen	70%			2031	* *	10	\$18,600	

Interior

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

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

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

Asset # : 13555

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2025	\$167,800	3	\$18,500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$13,500	
	Ceramic Tile	20%			2035	* *	5	\$24,600	
	Sheet Vinyl/Rubber	15%			2031	* *	5	\$27,700	
	Terrazzo	10%			LIFE	* *	5	\$9,600	
	Traffic Topping	15%			2031	* *	5	\$23,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Labs And Various									
Explanation : Fluid Applied Epoxy Floor									
	Vinyl Tile	15%			2031	* *	3	\$6,900	
	Wood	10%			2054	* *	5	\$23,100	
Interior Walls									
	Ceramic Tile	5%			2035	* *	5	\$8,700	
	Gypsum Board	95%			LIFE	* *	5	\$98,900	
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$18,500	
	Gypsum Board	85%	0-2	\$22,600	LIFE	* *	5	\$130,700	
Water Penetration, Extent : Moderate, Area Affected : 8%									
Location : 8th Floor Corridor									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2046	* *	1		
	Conversion Equipment								
	Heat Exchanger	15%			2035	* *	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit Converts Steam To Hot Water System							
	No Component	85%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Lower Level							
		Explanation : Low Pressure Steam Sourced From Adjacent Section							
	Distribution								
	Hot Wtr Piping/Pump	15%			2048	* *	4	\$600	
	Steam Piping/Pump	85%			2052	* *	4	\$3,400	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2046	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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

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

Asset # : 13555

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	100%			2052	* *	4	\$4,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Section 17								
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	* *	1	\$50,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,800	
Exhaust Fans								
Interior	90%			2031	* *	2	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Most Of Ventilation Occurs Through Air Handlers								
Roof	10%			2031	* *	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2034	* *	1	\$5,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement - 8 (10 Stops)								
Explanation : 1 Unit #20 F								
Hydraulic	50%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 50%								
Location : 3 Levels - Museum Shop								
Explanation : 1 Unit #20 P								
Fire Suppression								
Standpipe								
Generic	100%			2052	* *	1-5	\$41,400	
Sprinkler								
Generic	100%			2052	* *	1-2	\$23,000	

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

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.003 / 2808 **Yr Built/Renovated** : 1894 / 2007
Area Sq Ft : 67,921 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,321,300	\$279,400
Interior Architecture	\$233,400	\$350,300
Mechanical	\$144,800	\$836,200
Total	\$1,699,400	\$1,466,000
Importance Code A	\$1,321,300	\$324,500
Importance Code B	\$378,100	\$1,022,200
Importance Code C		\$119,300
Total	\$1,699,400	\$1,466,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$32,300	\$2,500		\$47,700
Mechanical	\$38,200	\$5,300	\$10,200	\$45,300
Total	\$70,400	\$7,800	\$10,200	\$93,000
Importance Code A				
Importance Code B	\$46,100	\$7,800	\$10,200	\$93,000
Importance Code C	\$24,400			
Total	\$70,400	\$7,800	\$10,200	\$93,000



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

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

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

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

Asset # : 2808

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$7,300	
Masonry: Granite	95%			LIFE	* *	5	\$44,300	
Windows								
Wood	100%			2042	* *	5	\$235,100	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Facade								
Roof								
Copper/Terne	20%	Now	\$51,200	2041	* *			
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : North West Corner Of Roof, Adjacent To Building 3a								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : At North West Roof Drain								
Slate	80%	Now	\$1,270,100	LIFE	* *			1
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout - Especially Near Window Dormers								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Roof Is Over 100 Years Old. Long Past Rated Life.								

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

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

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

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

Asset # : 2808

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%			2022	\$27,700	3	\$3,100	
Ceramic Tile	3%			2029	* *	5	\$3,100	
Mosaic Tile	15%			2031	* *	5	\$38,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Historic Minton Tiles - Super Premium								
Terrazzo	40%	Now	\$101,000	LIFE	* *	5	\$31,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Second Floor Corridor - Asian Peoples Exhibit								
Vinyl Tile	25%	Now	\$92,400	2026	\$231,000	3	\$9,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Fifth Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Basement And Fifth Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Basement Corridor								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : 5th Floor								
Explanation : 9x9 Tile								
Wood	15%			2041	* *	5	\$28,600	
Interior Walls								
Glass: Single Pane	3%			LIFE	* *	5	\$3,200	
Gypsum Board	60%			LIFE	* *	5	\$51,100	
Masonry: Brick	2%			LIFE	* *			
Mosaic Tile	3%			LIFE	* *			
Plaster	20%	Now	\$24,400	LIFE	* *	5	\$8,500	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Fifth Floor Offices And Mezzanine								
Wood	12%			LIFE	* *	5	\$68,200	

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

Asset # : 2808

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

Interior

Ceilings

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

Location : Various Locations Throughout

AcousTileSusp.Lay-In	22%			2031	* *	5	\$22,400
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Plaster	28%	Now	\$39,900	LIFE	* *	5	\$17,800
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Various

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

Location : Various Offices

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Fifth Floor And Mezzanine

Plaster	5%			LIFE	* *	5	\$3,200
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Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : Fifth Floor

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

Location : Fifth Floor

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

Heating

Energy Source

Utility Steam	100%			2036	* *	1	
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Conversion Equipment

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

Distribution

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

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

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

Location : Throughout

Terminal Devices

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

Location : Throughout

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

Location : Fan Room

Explanation : Covered Under A C System

No Component	15%						
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Air Conditioning

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

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

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

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

Asset # : 2808

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$29,900	1		
No Component	80%							
Distribution								
Chilled Wtr Pipe/Pump	60%			2046	* *	4	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
		Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant						
No Component	40%							
Terminal Devices								
Direct Expansion	10%	Now	\$900	2031	* *	1		
		Broken, Extent : Moderate, Area Affected : 65%						
		Location : Electrical Vault, 2 Of 3 Units Defective One With A Defective Compressor And The Other With Refrigerant Leaks						
Air Handler/Cool/Ht	60%			2026	\$37,000	1	\$25,200	
No Component	30%							
Heat Rejection								
Air Condenser Unit	10%			2031	* *	2	\$4,700	
No Component	90%							
Dehumidifier								
No Component	60%							
Generic	40%			2024	\$4,300			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 3rd And 4th Floor Air Handlers						
		Explanation : The Air Handling Units Have The Capablity To Perform A Dehumidification Cycle						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,900	
Exhaust Fans								
Interior	90%			2026	\$72,200	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Throughout						
		Explanation : Most Ventilation Occurs Through The Air Handlers						
Roof	10%			2026	\$5,800	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	80%			2024	\$173,500	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
Galv Iron/Steel	20%	0-2	\$43,400	2046	* *	1		
		Corroded, Extent : Moderate, Area Affected : 20%						
		Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues						

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Estimates are rounded to the nearest hundred dollars.*

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

Asset # : 2808

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Electric	10%			2024	\$1,100	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Cafeteria							
		Explanation : For Dish Washing Only							
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	20%	0-2	\$20,300	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement And First Floors, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	80%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$35,500	
Sprinkler									
	No Component	85%							
	Generic	1%	Now	\$8,500	2056	* *	1-2	\$200	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Lower Level							
	Generic	14%			2036	* *	1-2	\$2,700	

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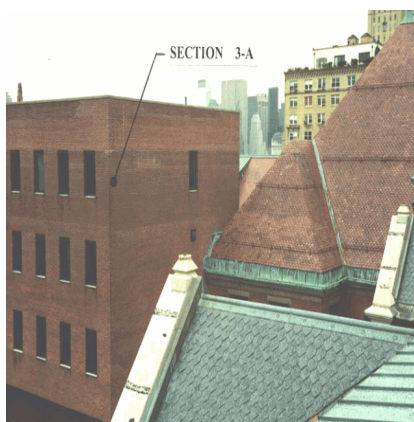
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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 : 24-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1,3,8,9,10
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$123,400	\$201,200
Interior Architecture	\$258,200	\$914,200
Mechanical	\$630,300	\$940,600
Total	\$1,011,900	\$2,056,000
Importance Code A	\$123,400	\$248,300
Importance Code B	\$630,300	\$1,764,200
Importance Code C	\$258,200	\$43,500
Total	\$1,011,900	\$2,056,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,500	\$2,500		
Interior Architecture	\$7,500	\$6,700	\$12,000	
Mechanical	\$103,700	\$8,000	\$13,700	\$18,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$154,500	\$27,000	\$35,600	\$28,500
Importance Code A	\$34,400	\$2,500		
Importance Code B	\$120,100	\$24,500	\$35,600	\$28,500
Importance Code C				
Total	\$154,500	\$27,000	\$35,600	\$28,500



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2341

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$123,400	LIFE	* *	5	\$76,500	
Misaligned/Bulging, Extent : Light, Area Affected : 20%								
Location : Upper Floors, North Facade								
Windows								
Aluminum	100%			2034	* *	5	\$5,000	
Condensation Present, Extent : Light, Area Affected : 15%								
Location : Various Offices								
Parapets								
Masonry: Brick	95%	Now	\$30,800	LIFE	* *	5	\$5,000	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%	4+	\$200	LIFE	* *	5	\$1,700	
Vegetation Growth, Extent : Light, Area Affected : 15%								
Location : Coping Stones								
Roof								
Built-Up (BUR)	100%	0-2	\$2,500	2026	\$124,700			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$23,300	
Vinyl Tile	90%			2026	\$870,700	3	\$35,900	
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$258,200	LIFE	* *	5	\$43,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : 9th And 10th Floor Corridors And Stairs								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : 9th And 10th Floor Stairwells								
Plaster	25%			LIFE	* *	5	\$10,900	
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	\$13,300	
Exposed Struc: Steel	80%			LIFE	* *			
Plaster	10%	2-4	\$7,500	LIFE	* *	5	\$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2341

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$900	2022	\$47,200	5	\$2,100	
		Corroded, Extent : Moderate, Area Affected : 2% Location : Basement							
	Distribution								
	Steam Piping/Pump	20%	Now	\$106,200	2056	* *	4	\$700	
		Other Observation, Extent : Moderate, Area Affected : 60% Location : Basement Explanation : Deteriorated Steam And Condensate Return Piping							
	Steam Piping/Pump	80%			2026	\$424,600	4	\$4,200	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Terminal Devices									
	Convactor/Radiator	10%	0-2	\$71,800	2046	* *	1	\$2,100	
		Malfunctioning, Extent : Moderate, Area Affected : 60% Location : Throughout, Defective Steam Traps							
	Convactor/Radiator	40%			2024	\$287,200	1	\$9,200	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Fan Room Explanation : Covered Under A C Section							
Air Conditioning									
	Energy Source								
	District C.W.	100%			2046	* *	1		
	Distribution								
	Chilled Wtr Pipe/Pump	100%	0-2	\$18,600	2046	* *	4	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Piping Only, Chilled Water Is Pumped From Central Chiller Plant In Section 17							
	Terminal Devices								
	Air Handler/Cool/Ht	100%	0-2	\$322,900	2036	* *	1	\$39,600	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 5% Location : 8th Floor Fan Room Other Observation, Extent : Moderate, Area Affected : 5% Location : Fan Room Air Handler Explanation : Control System Malfunction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,700	

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

Asset # : 2341

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2021	\$84,000	2	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Fan Room							
	Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	20%	0-2	\$45,400	2046	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : At Points Of Use, Heavy Internal Corrosion Reported, The Internal Corrosion Is Creating Water Flow Restriction Issues							
Galv Iron/Steel	80%			2024	\$181,600	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
HW Heat Exchanger								
Low Temp	100%	0-2	\$23,600	2056	* *	4	\$7,000	
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : 5th Floor							
Sanitary Piping								
Cast Iron	20%	0-2	\$33,000	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 70%							
	Location : 1st Floor Through 7th Floor							
Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Storm Drain Piping								
Cast Iron	20%	0-2	\$21,200	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1-10, Frick Building							
	Explanation : 1 Unit, #8							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$37,200	
Sprinkler								
No Component	50%							
Generic	50%			2036	* *	1-2	\$10,000	

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

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

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

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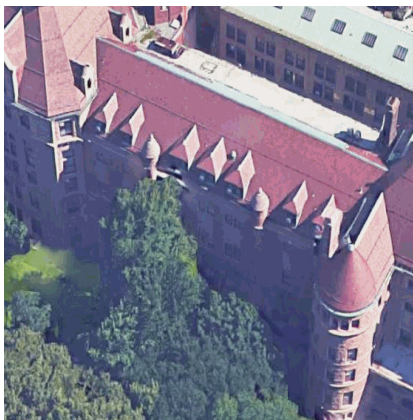
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,783,100	\$170,500
Interior Architecture		\$149,400
Mechanical	\$173,600	\$1,053,700
Total	\$1,956,700	\$1,373,600
Importance Code A	\$1,783,100	\$219,000
Importance Code B	\$173,600	\$1,154,600
Total	\$1,956,700	\$1,373,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$53,500	\$7,300		
Interior Architecture	\$14,900	\$38,400	\$2,700	\$15,800
Mechanical	\$10,900	\$14,300	\$12,500	\$49,500
Total	\$79,400	\$60,000	\$15,300	\$65,200
Importance Code A	\$53,500	\$7,300		
Importance Code B	\$25,800	\$52,700	\$15,300	\$65,200
Importance Code C				
Total	\$79,400	\$60,000	\$15,300	\$65,200



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

Asset # : 2329

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$106,800	LIFE	* *	5	\$21,800	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Masonry: Granite	50%			LIFE	* *	5	\$23,300	
Masonry: Granite	15%	Now	\$60,200	LIFE	* *	5	\$7,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Windows								
Metal Louvers	5%			2029	* *	10	\$7,300	
Wood	45%	Now	\$425,400	2051	* *	5	\$52,900	1
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : North Facade								
Wood	50%			2042	* *	5	\$117,600	
Roof								
Built-Up (BUR)	10%	Now	\$34,400	2036	* *			
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : North Lower Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 5th Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : North Side Roof								
Explanation : Past Useful Life								
Copper/Terne	15%	Now	\$19,200	2041	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Slate	75%	Now	\$1,190,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Throughout, Especially Near Dormers								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Already 59 Years Beyond Material Lifespan								

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

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

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

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

Asset # : 2329

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2025	\$299,100	3	\$32,900	
	Cast in Place Concrete	5%			LIFE	* *	5	\$12,000	
	Ceramic Tile	5%			2035	* *	5	\$5,500	
	Mosaic Tile	10%			2031	* *	5	\$27,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Various									
Explanation : Historic Decorative Minton Tiles									
	Slate	10%			LIFE	* *	5	\$11,600	
	Terrazzo	35%			LIFE	* *	5	\$30,000	
	Vinyl Tile	15%	Now	\$14,900	2026	\$149,400	3	\$6,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Various									
Explanation : 9x9 Tile									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$2,800	
	Glass: Single Pane	10%			LIFE	* *	5	\$10,600	
	Masonry: Brick	5%			LIFE	* *			
	Marble Panels	10%			LIFE	* *			
	Plaster	55%			LIFE	* *	5	\$23,200	
	Plywood/Hardboard	10%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$28,100	
Ceilings									
	AcousTile,Adhered	10%			2039	* *	5	\$11,000	
	AcousTileSusp.Lay-In	40%			2039	* *	5	\$43,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Plaster	45%			LIFE	* *	5	\$30,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2036	* *	1		
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2022	\$48,600	5	\$4,300	
Distribution									
	Steam Piping/Pump	25%	0-2	\$136,600	2056	* *	4	\$900	
		Leak Evident, Extent : Moderate, Area Affected : 25%							
		Location : Throughout, Deteriorating Steam Supply And Condensate Return Piping							
	Steam Piping/Pump	75%			2026	\$409,900	4	\$4,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

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

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

Asset # : 2329

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

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

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

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

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

Asset # : 2329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2024	\$233,800	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Water Heater									
	Electric	10%			2024	\$1,200	4		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Near Lab							
		Explanation : For Lab Only The Remainder Of The Building Gets Its Domestic Hot Water From Section 17							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Domestic Hot Water Is Fed From Section 17							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	10%			LIFE	* *	1		
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast Iron	90%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
Sump Pump(s)									
	Submersible	100%			2019	\$7,200	4	\$2,500	
Backflow Preventer									
	Generic	100%			2031	* *	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Backflow Preventer Observed On Lower Level							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$38,300	
Sprinkler									
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$1,000	

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 5
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.005 / 2309 **Yr Built/Renovated** : 1896 / 2007
Area Sq Ft : 65,035 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,M
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,439,400	\$288,400
Interior Architecture	\$133,000	\$306,000
Mechanical	\$349,900	\$715,500
Total	\$1,922,400	\$1,309,900
Importance Code A	\$1,439,400	\$288,400
Importance Code B	\$482,900	\$960,400
Importance Code C		\$61,000
Total	\$1,922,400	\$1,309,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,400			
Interior Architecture	\$99,600	\$13,100	\$2,400	\$11,000
Mechanical	\$29,100	\$5,900	\$11,500	\$29,900
Total	\$132,100	\$19,000	\$13,900	\$40,900
Importance Code A	\$3,400			
Importance Code B	\$104,700	\$19,000	\$13,900	\$40,900
Importance Code C	\$24,000			
Total	\$132,100	\$19,000	\$13,900	\$40,900



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2046	* *	10	\$9,300		
Masonry: Granite	20%	Now	\$203,700	LIFE	* *	5	\$11,800		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Masonry: Granite	75%			LIFE	* *	5	\$44,400		
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : South Facade And Corner									
Windows									
Wood	40%	Now	\$255,200	2051	* *	5	\$42,500		
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : East Facade									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : East Facade									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Split/Cracked, Extent : Moderate, Area Affected : 40%									
Location : East Facade									
Wood	60%			2042	* *	5	\$127,600		
Roof									
Copper/Terne	8%	Now	\$3,400	2041	* *				
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Underneath Cap At Crown Of Tower									
Slate	82%	Now	\$864,000	LIFE	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Loose Units, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Roof Is Original. Currently 50 Years Past Its Rated Life.									
Sloped Glazing	10%	Now	\$116,500	LIFE	* *	5	\$62,100	1	
Glazing Clouded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 35%									
Location : Framing Joints									

Interior

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

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

Asset # : 2309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Interior									
Floors									
	Carpet	15%	Now	\$39,800	2022	\$199,200	3	\$21,900	
		Wrinkling, Extent : Moderate, Area Affected : 30%							
		Location : Third Floor Offices							
	Ceramic Tile	2%			2029	**	5	\$1,900	
	Quarry Tile	5%			2031	**	5	\$7,300	
	Slate	3%			LIFE	**	5	\$3,100	
	Terrazzo	55%	4+	\$133,000	LIFE	**	5	\$41,800	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Second Floor							
	Vinyl Tile	10%			2026	\$88,500	3	\$3,700	
	Vinyl Tile 9" X 9"	10%			2026	\$114,600	3	\$3,700	
Interior Walls									
	Gypsum Board	22%			LIFE	**	5	\$13,400	
	Masonry: Brick	5%			LIFE	**			
	Mosaic Tile	3%			LIFE	**			
	Plaster	55%	Now	\$24,000	LIFE	**	5	\$16,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Various							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Primitive Mammals Exhibit Hall And Various Offices							
	Wood	15%			LIFE	**	5	\$61,000	
Ceilings									
	AcousTileConcealSpLn	20%			2039	**	5	\$24,300	
	AcousTileSusp.Lay-In	20%	Now	\$8,400	2039	**	5	\$9,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	18%			LIFE	**	5	\$21,900	
	Plaster	40%	Now	\$27,300	LIFE	**	5	\$24,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 5th Floor Offices							
	Plaster	2%			LIFE	**	5	\$1,200	

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2309

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	50%	0-2	\$242,700	2056	* *	4	\$1,600	
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
	Explanation : Deteriorating Steam And Condensate Return Piping							
Steam Piping/Pump	50%			2026	\$242,700	4	\$2,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Terminal Devices								
Convactor/Radiator	35%			2024	\$229,800	1	\$7,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	10%	0-2	\$65,700	2046	* *	1	\$1,900	
	Malfunctioning, Extent : Moderate, Area Affected : 60%							
	Location : Throughout, Defective Steam Traps And Danfoss Valves							
No Component	55%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Section 3 And Section 9							
	Explanation : The 2nd And 4th Floors Are Heated And Cooled By Equipment In Section 3 And Section 9 Respectively							
Air Conditioning								
Energy Source								
District C.W.	90%			2046	* *	1		
Electricity	10%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2021	\$14,300	1		
No Component	90%							
Distribution								
Chilled Wtr Pipe/Pump	90%			2046	* *	4	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17							
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$26,600	1	\$36,200	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,300	
Exhaust Fans								
Interior	100%			2026	\$76,800	2	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Most Ventilation Occurs Through The Air Handlers							

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

Asset # : 2309

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	20%	0-2	\$41,500	2046	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Points Of Use, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Water Flow Restriction Issues</i>									
	Galv Iron/Steel	80%			2024	\$166,100	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Storm Drain Piping									
	Cast Iron	20%	0-2	\$19,400	LIFE	* *	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour</i>									
	Cast Iron	80%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Fixtures									
	Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed</i>									
Fire Suppression									
Standpipe									
	Generic	100%			2036	* *	1-5	\$34,000	
Sprinkler									
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$1,800	

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Estimates are rounded to the nearest hundred dollars.*

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

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

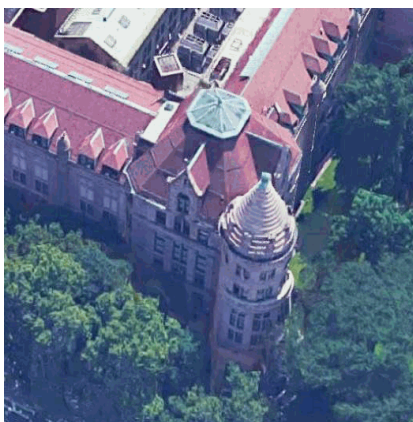
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6 & 6A
Address : W 77TH ST. AND COLUMBUS AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.006 / 2310 **Yr Built/Renovated** : 1897 / 1990
Area Sq Ft : 80,047 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,284,000	\$271,900
Interior Architecture	\$37,200	\$606,000
Mechanical	\$379,600	\$1,663,500
Total	\$1,700,800	\$2,541,400
Importance Code A	\$1,284,000	\$271,900
Importance Code B	\$379,600	\$2,227,900
Importance Code C	\$37,200	\$41,700
Total	\$1,700,800	\$2,541,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,200		\$800	\$9,900
Interior Architecture	\$121,000	\$8,000		\$42,200
Mechanical	\$39,200	\$8,900	\$22,700	\$58,500
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$180,300	\$25,800	\$32,400	\$119,500
Importance Code A	\$11,200	\$2,400	\$800	\$9,900
Importance Code B	\$169,200	\$23,400	\$31,600	\$109,600
Importance Code C				
Total	\$180,300	\$25,800	\$32,400	\$119,500



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

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

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

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

Asset # : 2310

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$8,100	
Masonry: Brick	5%	0-2	\$11,200	LIFE	* *	5	\$3,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Above Lintels								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Above Lintels								
Masonry: Granite	20%	Now	\$178,600	LIFE	* *	5	\$10,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Northern Portion Of West Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Northern Portion Of West Facade								
Masonry: Granite	70%			LIFE	* *	5	\$36,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South And Partial West Facades								
Windows								
Wood	25%	Now	\$213,700	2051	* *	5	\$26,600	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Wood	75%			2042	* *	5	\$159,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South And Partial West Facades								
Parapets								
Masonry: Brick	2%			LIFE	* *	5		
Masonry: Granite	97%			LIFE	* *	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Cornice, Turrets And Decorations								
Explanation : Rose Granite								
Metal Rail	1%			2031	* *	5-10	\$200	

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

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

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

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

Asset # : 2310

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Roof								
	Copper/Terne	8%			2041	* *	10	\$9,900	
	Roll Roofing	2%			2025	\$4,300	5	\$1,600	
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : At Drain							
	Slate	80%	Now	\$891,700	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Slate In Place For 139 Years - 59 Years Beyond Material Lifespan.							
	Sloped Glazing	10%			LIFE	* *	5	\$65,700	
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	23%	Now	\$75,200	2022	\$376,000	3	\$41,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Meteorite Exhibit Area							
		Wrinkling, Extent : Light, Area Affected : 10%							
		Location : Fourth And Fifth Floor Offices							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Meteorite Exhibit							
		Explanation : Rips / Tears							
	Cast in Place Concrete	2%			LIFE	* *	5	\$5,200	
	Ceramic Tile	5%			2029	* *	5	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Foyer							
		Explanation : Minton Tile							
	Ceramic Tile	5%			2029	* *	5	\$6,000	
	Mosaic Tile	10%			2031	* *	5	\$30,000	
	Slate	5%			LIFE	* *	5	\$6,400	
	Traffic Topping	10%			2031	* *	5	\$15,000	
	Vinyl Tile 9" X 9"	40%	Now	\$28,200	2026	\$564,300	3	\$18,000	
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Collections Areas							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2310

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

Interior

Interior Walls

Gypsum Board	40%			LIFE		**	5	\$41,700	
Masonry: Brick	5%			LIFE		**			
Plaster	50%	Now	\$37,200	LIFE		**	5	\$26,000	

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

Location : Various Offices

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

Location : Various Offices

Wood	5%			LIFE		**	5	\$34,700	
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Ceilings

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

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

Location : Various

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

Location : Various

Exposed Struc: Steel	10%			LIFE		**			
Gypsum Board	20%			LIFE		**	5	\$20,000	
Plaster	40%	Now	\$9,000	LIFE		**	5	\$20,000	

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

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

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

Heating

Energy Source

Utility Steam	100%			2036		**	1		
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Conversion Equipment

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

Location : Sixth Floor Mechanical Room

Explanation : P R V Station Observed

Distribution

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

Location : Throughout

Explanation : Deteriorating Steam And Condensate Return Piping

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

Location : Throughout

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

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

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

Asset # : 2310

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	30%			2026	\$138,400	1	\$14,900	
Convactor/Radiator	60%			2024	\$485,000	1	\$15,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Convactor/Radiator	10%	0-2	\$80,800	2046	**	1	\$2,300	
	Malfunctioning, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Defective Steam Traps							
Air Conditioning								
Energy Source								
District C.W.	30%			2046	**	1		
Electricity	70%			2042	**	1		
Conversion Equipment								
Split Unit	50%			2026	\$197,500			
Window/Wall Unit	15%			2021	\$26,400	1		
No Component	35%							
Distribution								
Chilled Wtr Pipe/Pump	30%			2046	**	4	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Section 17							
	Explanation : Piping Only, Chilled Water Is Pumped To This Biulding From The Central Chiller Plant In Section 17							
No Component	70%							
Terminal Devices								
Direct Expansion	50%			2026	\$86,300	1		
Air Handler/Cool/Ht	30%			2026	\$70,900	1	\$14,900	
No Component	20%							
Heat Rejection								
Air Condenser Unit	50%			2026	\$55,600	2	\$27,900	
No Component	50%							
Dehumidifier								
No Component	70%							
Generic	30%			2024	\$10,500			
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Various Fan Rooms							
	Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Interior	80%			2026	\$75,700	2	\$2,000	
Roof	20%			2021	\$13,600	2	\$500	
Plumbing								

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

Asset # : 2310

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2024	\$255,600	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
HW Heat Exchanger Low Temp	100%			2036	* *	4	\$7,900	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Storm Drain Piping Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Cast Iron	20%	0-2	\$23,900	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20% Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Fixtures								
Generic	100%							
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Abandoned Domestic Water Roof Tank Needs To Be Removed							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : B-5, Anthropology Explanation : 1 Unit, #6a							
Fire Suppression								
Standpipe Generic	100%			2036	* *	1-5	\$41,900	
Sprinkler No Component Generic	90%							
	10%			2036	* *	1-2	\$2,200	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 7 & 7A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.007 / 2311 **Yr Built/Renovated** : 1900 / 2002
Area Sq Ft : 40,955 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$264,700	
Interior Architecture		\$167,200
Mechanical	\$152,800	\$723,000
Total	\$417,500	\$890,200
Importance Code A	\$264,700	
Importance Code B	\$152,800	\$890,200
Total	\$417,500	\$890,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$69,800			
Interior Architecture		\$16,900	\$2,300	\$2,900
Mechanical	\$58,300	\$7,800	\$10,800	\$12,700
Total	\$128,100	\$24,700	\$13,100	\$15,600
Importance Code A	\$69,800	\$1,200		
Importance Code B	\$58,300	\$23,500	\$13,100	\$15,600
Importance Code C				
Total	\$128,100	\$24,700	\$13,100	\$15,600



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

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

Asset # : 2311

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

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

Asset # : 2311

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2025	\$418,200	3	\$46,000	
Terrazzo	15%			LIFE	* *	5	\$7,200	
Vinyl Tile	30%			2026	\$167,200	3	\$6,900	
Wood	5%			2041	* *	5	\$5,700	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$5,800	
Plaster	55%			LIFE	* *	5	\$8,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Wing Of Section 7a</i>								
Plaster	25%			LIFE	* *	5	\$3,700	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	\$3,100	
Gypsum Board	15%			LIFE	* *	5	\$11,500	
Plaster	50%			LIFE	* *	5	\$19,200	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : West Wing Of 7a</i>								
Plaster	30%			LIFE	* *	5	\$11,500	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$2,400	
Distribution								
Steam Piping/Pump	50%	0-2	\$152,800	2056	* *	4	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping Corroded</i>								
Steam Piping/Pump	50%			2026	\$152,800	4	\$1,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	100%			2026	\$236,100	1	\$25,300	
Air Conditioning								
Energy Source								
District C.W.	100%			2046	* *	1		

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

Asset # : 2311

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Distribution									
Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$3,000		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Section 17									
Explanation : Piping Only, Chilled Water Is Pumped To This Building From The Central Chiller Plant In Section 17									
Terminal Devices									
Air Handler/Cool/Ht	100%			2026	\$186,000	1	\$25,300		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,800		
Exhaust Fans									
Interior	90%			2026	\$43,600	2	\$1,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Most Of Ventilation Occurs Through Air Handlers									
Roof	10%			2026	\$3,500	2	\$100		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	20%	0-2	\$26,200	2046	* *	1			
Corroded, Extent : Moderate, Area Affected : 10%									
Location : At Or Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues									
Galv Iron/Steel	80%			2024	\$104,600	1			
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
HW Heat Exchanger									
Low Temp	100%			2026	\$13,600	4	\$6,100		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Storm Drain Piping									
Cast Iron	80%			LIFE	* *	1			
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Cast Iron	20%	0-2	\$12,200	LIFE	* *	1			
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour									
Sump Pump(s)									
Submersible	100%			2018	\$7,200	4	\$2,500		
Fixtures									
Generic	100%								
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Toilet Rooms									
Fire Suppression									

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

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

Asset # : 2311

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$21,400	
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$11,500	

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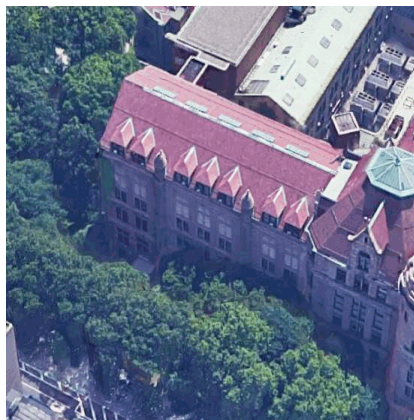
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 8 & 8A
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.008 / 2312 **Yr Built/Renovated** : 1908 / 1991
Area Sq Ft : 89,563 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,778,900	\$224,300
Interior Architecture	\$136,400	\$241,800
Mechanical	\$497,300	\$1,076,600
Total	\$3,412,600	\$1,542,800
Importance Code A	\$2,778,900	\$224,300
Importance Code B	\$591,300	\$1,281,400
Importance Code C	\$42,300	\$37,000
Total	\$3,412,600	\$1,542,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$2,000
Interior Architecture	\$200,800	\$14,700	\$5,700	\$43,600
Mechanical	\$55,300	\$9,600	\$14,700	\$20,300
Total	\$256,100	\$24,400	\$20,400	\$65,900
Importance Code A		\$2,700		\$2,000
Importance Code B	\$216,700	\$21,700	\$20,400	\$63,900
Importance Code C	\$39,400			
Total	\$256,100	\$24,400	\$20,400	\$65,900



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

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

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

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

Asset # : 2312

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$9,100	
Masonry: Brick	20%	Now	\$150,000	LIFE	* *	5	\$15,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Lintels On North Facade								
Diagonal Cracks, Extent : Severe, Area Affected : 5%								
Location : Around Windows On North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Spalling, Extent : Light, Area Affected : 5%								
Location : North Facade								
Masonry: Brick	25%			LIFE	* *	5	\$19,400	
Masonry: Granite	50%	Now	\$499,800	LIFE	* *	5	\$29,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade, East Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Room 21								
Windows								
Wood	100%	Now	\$937,200	2051	* *	5	\$116,600	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

Asset # : 2312

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Roof									
	Built-Up (BUR)	5%			2031	**	10	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Of 8a							
	Slate	75%	Now	\$686,100	LIFE	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Over 100 Years Old - Long Past Material Rated Life Span.							
	Sloped Glazing	20%	Now	\$505,800	LIFE	**	5	\$107,800	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Various							
Interior									
Floors									
	Carpet	40%	Now	\$146,300	2022	\$731,700	3	\$80,400	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Margaret Mead Hall, Meteorite Exhibit Hall							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Margaret Mead Hall, Meteorite Hall, Offices							
		Wrinkling, Extent : Moderate, Area Affected : 40%							
		Location : Margaret Mead Hall, Offices							
	Cast in Place Concrete	14%			LIFE	**	5	\$41,100	
	Ceramic Tile	6%			2035	**	5	\$8,000	
	Mosaic Tile	10%			2031	**	5	\$33,500	
	Slate	5%			LIFE	**	5	\$7,100	
	Terrazzo	15%			LIFE	**	5	\$15,700	
	Vinyl Tile	10%			2026	\$121,800	3	\$5,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Offices							

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

Asset # : 2312

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

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

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

Asset # : 2312

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

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

Asset # : 2312

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	5%	0-2	\$6,100	2036	* *	1	\$2,500	
	Malfunctioning, Extent : Moderate, Area Affected : 50%							
	Location : Fan Room, 2 Of 4 Defective Humidifiers							
Air Handler/Cool/Ht	65%			2026	\$79,300	1	\$36,000	
No Component	30%							
Dehumidifier								
Generic	100%			2024	\$16,200			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Fan Rooms							
	Explanation : The Air Handling Units Have The Capability To Perform A Dehumidification Cycle							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans								
Interior	100%			2026	\$105,800	2	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Most Of Ventilation Occurs Through Air Handlers							
	Explanation : Fan Room							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$285,900	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	20%	0-2	\$26,700	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout, Heavy Internal Pipe Corrosion Reported, The Internal Pipe Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
Cast Iron	80%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$46,800	
Sprinkler								
No Component	85%							
Generic	15%			2036	* *	1-2	\$3,800	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 9
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.009 / 2313 **Yr Built/Renovated** : 1922 / 2011
Area Sq Ft : 79,679 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,739,400	\$241,100
Interior Architecture	\$1,322,400	\$325,200
Mechanical	\$423,500	\$866,700
Total	\$5,485,300	\$1,433,000
Importance Code A	\$3,739,400	\$294,000
Importance Code B	\$1,626,100	\$1,139,000
Importance Code C	\$119,800	
Total	\$5,485,300	\$1,433,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$36,300		\$3,100	
Interior Architecture	\$53,000	\$16,400		\$32,300
Mechanical	\$48,800	\$6,700	\$21,500	\$18,600
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$145,000	\$30,000	\$31,500	\$57,900
Importance Code A	\$36,300		\$3,100	
Importance Code B	\$108,700	\$30,000	\$28,400	\$57,900
Importance Code C				
Total	\$145,000	\$30,000	\$31,500	\$57,900



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

Asset # : 2313

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

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

Asset # : 2313

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	5%	Now	\$13,500	2041	* *			1	
			Deformed/Dented, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
			Water Penetration, Extent : Severe, Area Affected : 50%						
			Location : Dormers						
			Other Observation, Extent : Severe, Area Affected : 30%						
			Location : West Side Of Roof						
			Explanation : Some Areas Covered With Roll Roofing.						
Roll Roofing	5%			2025	\$16,400	5	\$6,200		
Slate	90%	Now	\$1,509,900	LIFE	* *				
			Broken/Missing Elements, Extent : Severe, Area Affected : 5%						
			Location : Throughout						
			Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%						
			Location : Throughout						
			Loose Units, Extent : Severe, Area Affected : 5%						
			Location : Throughout						
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
			Explanation : Roof Is 130 Years Old. Long Past Rated Life.						
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$26,100		
Mosaic Tile	10%			2031	* *	5	\$29,800		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Various						
			Explanation : Historic Minton Tile - Super Premium						
Mosaic Tile	15%	Now	\$1,144,100	2046	* *	5	\$22,400		
			Broken/Missing Elements, Extent : Severe, Area Affected : 10%						
			Location : Second Floor Exhibit Area						
			Patching Evident, Extent : Moderate, Area Affected : 35%						
			Location : Second Floor Exhibit Area						
			Worn/Eroded, Extent : Severe, Area Affected : 50%						
			Location : Throughout 2nd Floor Exhibit Hall						
Terrazzo	25%			LIFE	* *	5	\$23,300		
Vinyl Tile	30%	0-2	\$32,500	2026	\$325,200	3	\$13,400		
			Worn/Eroded, Extent : Moderate, Area Affected : 100%						
			Location : Basement Corridors						
			Other Observation, Extent : Severe, Area Affected : 10%						
			Location : Fifth Floor						
			Explanation : 9x9 Tile						
Wood	10%			2041	* *	5	\$22,400		

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$52,400	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Fan Room In Sub-basement								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub-basement Fan Room Area								
Concrete Masonry Unit	7%			LIFE	* *	5	\$4,300	
Glass: Single Pane	3%			LIFE	* *	5	\$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Hall Of Biodiversity								
Gypsum Board	15%			LIFE	* *	5	\$13,900	
Metal Panel	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Sliding Panels Covering Windows								
Plaster	49%	Now	\$65,100	LIFE	* *	5	\$22,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Numerous Offices								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Numerous Offices								
Plaster	5%	Now	\$2,200	LIFE	* *	5	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exhibit Areas								
Explanation : Columns And Decorations								
Plywood/Hardboard	10%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Third Floor Exhibition Area								
Explanation : Applied Aggregate Finish								
Wood	3%			LIFE	* *	5	\$18,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor Exhibit Area								
Explanation : Column Decorations And Paneling								

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

Asset # : 2313

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%			2039	* *	5	\$17,900	
AcousTileConcealSpLn	10%			2039	* *	5	\$14,900	
AcousTileSusp.Lay-In	3%			2031	* *	5	\$3,600	
Exposed Concrete	5%	Now	\$20,500	LIFE	* *	5	\$900	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Air Handler Area</i>								
Gypsum Board	19%			LIFE	* *	5	\$28,300	
Metal Panel	8%			LIFE	* *	5	\$11,900	
Plaster	35%	Now	\$58,600	LIFE	* *	5	\$26,100	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 6th Floor Offices - Especially North Most Dormer</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various 6th Floor Offices</i>								
Plaster	5%			LIFE	* *	5	\$3,700	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2022	\$52,800	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Main District Steam Supply Valve For Entire Museum</i>								
Distribution								
Steam Piping/Pump	50%	Now	\$297,400	2056	* *	4	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deteriorating Steam And Condensate Return Piping</i>								
Steam Piping/Pump	50%			2026	\$297,400	4	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2313

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Convector/Radiator	5%	0-2	\$40,200	2046	* *	1	\$1,200	
		Malfunctioning, Extent : Severe, Area Affected : 50%							
		Location : Throughout, Defective Steam Traps							
	Convector/Radiator	20%			2024	\$160,900	1	\$5,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 5th And 6th Floor							
	No Component	75%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Fan Room							
		Explanation : Covered Under AC							
Air Conditioning									
Energy Source									
	District C.W.	80%			2046	* *	1		
	Electricity	20%			2042	* *	1		
Conversion Equipment									
	Window/Wall Unit	20%			2019	\$35,000	1		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Section 17							
		Explanation : Chilled Water Is Supplied To This Building From The Central Chiller Plant In Section 17							
Distribution									
	Chilled Wtr Pipe/Pump	80%			2046	* *	4	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Section 17							
		Explanation : Piping Only, Chilled Water Is Pumped From The Central Chiller Plant							
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2026	\$57,900	1	\$39,400	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,400	
Exhaust Fans									
	Interior	100%			2026	\$94,200	2	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of Ventilation Occurs Through Air Handlers							
Plumbing									

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

Asset # : 2313

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Galv Iron/Steel	20%	0-2	\$50,900	2046	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : At And Near Points Of Use, Heavy Internally Corroded Piping Reported. The Internal Corrosion Is Creating Water Flow Restriction Issues							
	Galv Iron/Steel	80%			2024	\$203,500	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sanitary Piping									
Cast Iron		100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Storm Drain Piping									
Cast Iron		25%	Now	\$29,700	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Sub-basement And Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal Corrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour							
	Cast Iron	75%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
Submersible		100%			2020	\$7,200	4	\$1,600	
Backflow Preventer									
Generic		100%	0-2	\$8,300	2036	* *	1	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lower Level							
		Explanation : Leaky Unit							
Fixtures									
Generic		100%							
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-7, Biodiversity							
		Explanation : 1 Unit, #9							
Fire Suppression									
Standpipe									
Generic		100%			2036	* *	1-5	\$41,700	
Sprinkler									
No Component		90%							
Generic		10%			2036	* *	1-2	\$2,200	

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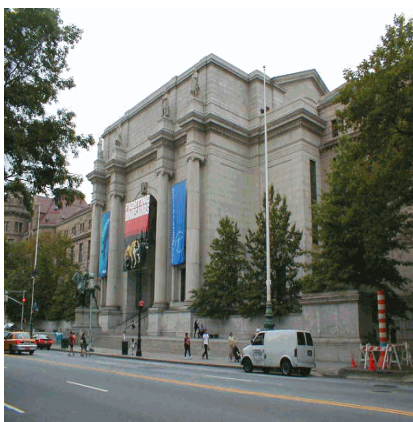
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : AMERICAN MUSEUM OF NATL. HISTORY ELECTRICAL SYSTEM
Address : W 77TH ST. AND CENTRAL PARK WEST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0002.ELE / 4164 **Yr Built/Renovated** : 1877 / 2003
Area Sq Ft : 1,148,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Mar-2015 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1130 **Lot** : 1 **BIN** : 1083846

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$1,020,200	\$6,511,600
Total	\$1,020,200	\$6,511,600
Importance Code A		\$66,600
Importance Code B	\$1,020,200	\$6,445,000
Total	\$1,020,200	\$6,511,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Electrical	\$204,100	\$230,200	\$181,800	\$219,600
Total	\$204,100	\$230,200	\$181,800	\$219,600
Importance Code A				\$2,500
Importance Code B	\$204,100	\$230,200	\$181,800	\$217,200
Total	\$204,100	\$230,200	\$181,800	\$219,600



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

Asset # : 4164

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2046	* *	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room1 (North Side / Columbus Ave And 81 Street) Building 17							
	Explanation : 5 - Main Service Disconnect Switches Rated @ 4000 Amperes Each.							
Fused Disc Sw	50%			2026	\$66,600	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2 (Southside / West 77 Street) Building 3							
	Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each.							
Transformers								
Dry Type	70%			2031	* *	5	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 2 (South Side, Building 3)							
	Explanation : 1-500kva, 1-300kva, 2-150kva, 2-225kva , 480/277 Volts							
Dry Type	30%			2039	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room 1 (Northside / Building 17)							
	Explanation : 1-500kva, 1-300kva, 1-75kva, 480/208/120 Volts							
Switchgear / Switchboard								
Air Circuit Breaker	10%			2026	\$62,700	5	\$600	
Fused Disc Sw	15%			2026	\$94,000	5	\$700	
Fused Disc Sw	50%			2046	* *	5	\$2,500	
Molded Case Bkrs	5%			2046	* *	5	\$1,500	
Molded Case Bkrs	20%			2026	\$125,400	5	\$6,000	
Raceway								
Busway	1%			2024	\$7,200	1		
Conduit	64%			2026	\$462,200	1		
Conduit	35%			2046	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$32,400	5	\$1,300	
Fused Disc Sw	5%			2034	* *	5	\$1,300	
Molded Case Bkrs	15%			2025	\$97,100	5	\$4,500	
Molded Case Bkrs	65%			2042	* *	5	\$19,600	
Molded Case Bkrs	10%			2034	* *	5	\$3,000	
Wiring								
Braided Cloth	20%	2-4	\$144,900	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Older Building Sections							
Rubber	30%	2-4	\$217,300	2051	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Older Building Sections							
	Explanation : On Extended Life							
Thermoplastic	50%			2046	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$752,200	5	\$1,500	
Locally Mounted	20%			2031	* *	5	\$1,500	
Motor Control Center	10%			2039	* *	5	\$3,100	
Variable Frequency Drive	50%			2039	* *			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	* *	5	\$8,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North Side Sprinkler Room								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$353,200	
Generators								
Diesel	50%			2039	* *	1	\$222,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside / Yard								
Explanation : Emergency Generator Rated @ 1500kw								
Diesel	50%			2029	* *	1	\$222,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room / Building 17								
Explanation : Emergency Generator Rated @ 1000kw								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$42,500	
Fuel Storage								
Day Tank	25%			2048	* *	5	\$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Yard / Outside								
Explanation : 100 Gallon Capacity								
Day Tank	25%			2034	* *	5	\$50,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room / Building 17								
Explanation : 500 Gallon Capacity								
Main Tank	25%			2061	* *	5	\$8,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground / Yard								
Explanation : 4000 Gallon Capacity								
Main Tank	25%			2041	* *	5	\$8,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Garage / West								
Explanation : 1000 Gallon Capacity								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	55%			2031	* *	10	\$548,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	20%			2026	\$752,400	10	\$199,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Older Building Sections							
	Explanation : T-12 Lamps							
Fluorescent	10%			2031	* *	10	\$99,700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Building 1, 3, 4, 9, 13, 4th Floors							
Fluorescent	1%			2031	* *	10	\$10,000	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Building 2a							
HID	1%			2026		10	\$400	
Incandescent	11%			2026	\$1,549,800	2	\$2,700	
LED	2%			2034	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Building 1a							
	Explanation : Led Lights Fixtures							
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	50%			2026	\$2,317,400	10	\$1,800	
LED	50%			2034	* *			
Alarm								
Security System								
No Component	20%							
Generic	80%			2034	* *	1	\$343,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Inside And Outside							
	Explanation : Cctv Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	\$707,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Alam Bells, Horns							

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION & LIBRARY BLDG.
Address : 3309 BAINBRIDGE AVENUE @ E. 208 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0031.000 / 3003 **Yr Built/Renovated** : 1923 / 1998
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 54 **BIN** : 2018096

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$89,100	
Mechanical		\$52,600
Total	\$89,100	\$52,600
Importance Code A	\$89,100	
Importance Code B		\$52,600
Total	\$89,100	\$52,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,500			
Interior Architecture	\$27,400	\$200		\$1,800
Electrical	\$300	\$200	\$900	\$200
Mechanical	\$700	\$900	\$9,300	\$800
Total	\$47,900	\$1,300	\$10,300	\$2,800
Importance Code A	\$20,100	\$600	\$600	\$600
Importance Code B	\$21,000	\$700	\$9,600	\$2,200
Importance Code C	\$6,900			
Total	\$47,900	\$1,300	\$10,300	\$2,800



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

Asset # : 3003

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

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

Asset # : 3003

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

Interior

Interior Walls

Ceramic Tile	5%	Now	\$1,200	2028	**	5	\$200
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Kitchen

Masonry: Fieldstone	10%			LIFE	**		
Plaster	85%	Now	\$5,700	LIFE	**	5	\$2,200

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

Location : Throughout

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

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	20%			2038	**	5	\$1,700
Gypsum Board	10%			LIFE	**	5	\$1,100
Plaster	70%	Now	\$7,700	LIFE	**	5	\$3,700

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

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : 1 Electrical Service Rated @ 1500 Amps

Raceway

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

Panelboards

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

Thermoplastic	100%			2035	**	1	
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Ground

Grounding Devices

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

Location : Basement

Explanation : Water Main

Lighting

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

Asset # : 3003

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	48%			2025	\$26,800	10	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
HID	2%			2025	\$800	10		
Incandescent	50%			2025	\$27,900	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$700	
Exit, Service	50%			2025	\$400	1		
Exterior Lighting								
HID	100%			2025	\$21,000	10		
Alarm								
Security System								
No Component	75%							
Generic	25%			2030	* *	1	\$500	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2030	* *	1-3	\$1,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Unit							
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$400	
Terminal Devices								
Convactor/Radiator	100%			2023	\$52,600	1	\$1,800	
Air Conditioning								
Energy Source Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2020	\$8,600	1		
No Component	25%							
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2045	* *	1		
Galv Iron/Steel	75%			2023	\$12,500	1		

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

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

Asset # : 3003

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

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

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING
Address : 3313 BAINBRIDGE AVENUE @ E. 208 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0031.010 / 4526 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 5,702 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3338 **Lot** : 52 **BIN** : 2018094

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$36,700	
Mechanical		\$36,800
Total	\$36,700	\$36,800
Importance Code A	\$36,700	
Importance Code B		\$36,800
Total	\$36,700	\$36,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,400	\$500		
Interior Architecture	\$19,000	\$200		\$100
Electrical	\$11,100	\$200	\$6,100	\$300
Mechanical	\$800	\$400	\$1,000	\$500
Total	\$49,300	\$1,400	\$7,000	\$900
Importance Code A	\$18,700	\$700	\$300	\$200
Importance Code B	\$25,100	\$600	\$6,700	\$700
Importance Code C	\$5,600			
Total	\$49,300	\$1,400	\$7,000	\$900



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

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

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

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

Asset # : 4526

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

Interior

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

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

Asset # : 4526

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1 Electrical Service Rated @ 100 Amps								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	* *	5	\$200	
Raceway								
Conduit	80%			2045	* *	1		
Conduit	20%			2025	\$700	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$200	

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

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

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

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

Asset # : 4526

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$1,600	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	80%			2045	* *	1		
Ground									
Grounding Devices									
	Generic	100%	Now	\$9,300	LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Covered With Paint									
Lighting									
Interior Lighting									
	Fluorescent	98%			2030	* *	10	\$5,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	HID	2%			2030	* *	10		
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$700	
	Exit, Service	50%			2030	* *	1		
Alarm									
Security System									
	No Component	75%							
	Generic	25%			2030	* *	1	\$500	
Fire/Smoke Detection									
	No Component	65%							
	Generic, Analog	35%			2030	* *	1-3	\$1,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	30%			2035	* *	1		
	Natural Gas	70%			2045	* *	1		
Conversion Equipment									
	Heat Pump	30%			2026	\$5,800	2	\$500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : New Addition Area							
		Explanation : 1 Unit							
	Hot Water Boiler	70%			2038	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : 1 Unit							

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

Asset # : 4526

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$1,000	
	Hot Wtr Piping/Pump	70%			2033	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	70%			2023	\$36,800	1	\$1,300	
	Induction Unit	30%			2034	* *	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Heat Pump	30%			2026	\$100	2	\$100	
	No Component	70%							
	Terminal Devices								
	Induction Unit	30%			2030	* *	1	\$600	
	No Component	70%							
	Heat Rejection								
	Evap Condenser	30%			2030	* *	2	\$1,200	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2051	* *	1		
	Galv Iron/Steel	80%			2023	\$13,300	1		
	Water Heater								
	Gas Fired	100%			2024	\$1,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX MUSEUM OF THE ARTS
Address : 1040 GRAND CONCOURSE @E. 165 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0023.000 / 2368 **Yr Built/Renovated** : 1960 / 2005
Area Sq Ft : 51,292 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 27-Feb-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2462 **Lot** : 1 **BIN** : 2002826

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$122,700
Interior Architecture		\$108,200
Electrical		\$186,300
Mechanical		\$170,000
Total		\$587,300
Importance Code A		\$122,700
Importance Code B		\$464,600
Total		\$587,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$99,300		\$67,600	\$28,200
Interior Architecture	\$115,100		\$8,800	\$4,700
Electrical	\$5,200	\$3,900	\$4,100	\$5,000
Mechanical	\$10,300	\$8,300	\$9,800	\$10,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$237,800	\$20,100	\$98,300	\$55,800
Importance Code A	\$102,000	\$2,700	\$70,300	\$30,900
Importance Code B	\$135,500	\$17,400	\$28,000	\$24,900
Importance Code C	\$400			
Total	\$237,800	\$20,100	\$98,300	\$55,800



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%	Now	\$25,900	LIFE	* *	5	\$4,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Above East Facade Windows Of 2005 Wing								
Weepholes Not Funct, Extent : Moderate, Area Affected : 25%								
Location : East Facade Of 2005 Wing								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Facade Of 2005 Wing								
Explanation : Efflorescence								
Masonry: Brick	25%			LIFE	* *	5	\$10,700	
Metal Panel	30%			2045	* *	5-10	\$88,500	
Metal Panel	12%			2051	* *	5-10	\$35,400	
Granite Panels	5%			LIFE	* *	5	\$1,600	
Window Wall	10%			2045	* *	5	\$16,100	
Window Wall	3%			2051	* *	5	\$4,800	
Windows								
Aluminum	100%	Now	\$3,700	2041	* *	5	\$2,200	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Window At West Facade Of 2005 Wing								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Facade Windows Of 2005 Wing								
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$800	
Masonry: Brick	33%	Now	\$6,500	LIFE	* *	5	\$2,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	2%			LIFE	* *	5	\$200	
Metal Panel	25%			2045	* *	5	\$6,800	
Metal Panel	20%			2045	* *	5	\$5,400	
Metal: Cage/Fence	5%			2038	* *	5-10	\$2,700	
Granite Panels	5%			LIFE	* *	5	\$400	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$32,500	3	\$5,200	
Carpet	3%	0-2	\$19,500	2027	\$19,500	3	\$2,300	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor Office								
Wrinkling, Extent : Severe, Area Affected : 50%								
Location : First Floor Office								
Cast in Place Concrete	18%	2-4	\$4,800	LIFE	* *	5	\$20,500	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : First Floor Of 2005 Wing								
Ceramic Tile	4%	0-2	\$3,900	2034	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%	0-2	\$5,900	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	5%	0-2	\$21,600	2035	* *	3	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : First Floor Near Boiler Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : First Floor Near Boiler Area								
Vinyl Tile	25%	2-4	\$10,800	2025	\$108,200	3	\$4,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	10%			2030	* *	3	\$2,600	
Wood	25%			2053	* *	5	\$24,400	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Interior Walls								
Ceramic Tile	2%			2038	* *	5	\$800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Gypsum Board	45%			LIFE	* *	5	\$10,400	
Gypsum Board	23%			LIFE	* *	5	\$5,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$1,700	
SGFT/Glazed Masonry	5%			LIFE	* *			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	20%			2030	* *	5	\$12,600	
AcousTileConcealSpLn	5%	0-2	\$20,000	2045	* *	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : First Floor Office								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor Office								
AcousTileSusp.Lay-In	10%			2030	* *	5	\$5,100	
AcousTileSusp.Lay-In	10%			2038	* *	5	\$5,100	
Exposed Concrete	5%			LIFE	* *	5	\$400	
Gypsum Board	10%			LIFE	* *	5	\$6,300	
Gypsum Board	20%	Now	\$5,000	LIFE	* *	5	\$12,600	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : East Windows Of Education Room (2005 Wing)								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : East Windows Of Education Room (2005 Wing)								
Plaster	20%	Now	\$6,500	LIFE	* *	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : East Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Stair								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	60%			2035	* *	1		
Thermoplastic	40%			2051	* *	1		
Motor Controllers								
Locally Mounted	60%			2030	* *	5	\$200	
Locally Mounted	40%			2042	* *	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Metal Water Pipe</i>							
Generic	50%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$64,900	10	\$18,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	20%			2033	* *	10	\$9,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : New Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	20%			2025	\$121,500	2	\$200	
Incandescent	10%			2033	* *	2	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Galleries</i>							
	<i>Explanation : Track Lights</i>							
LED	10%			2033	* *			
Egress Lighting								
Emergency, Battery	30%			2025	\$20,300	10	\$3,700	
Emergency, Battery	20%			2033	* *	10	\$2,500	
Exit, LED	5%			2060	* *	1		
Exit, Service	30%			2025	\$4,100	1		
Exit, Service	15%			2033	* *	1		
Exterior Lighting								
Not Accessible	100%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	* *	1	\$9,600	
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$32,600	

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

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

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

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

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

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

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

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

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$35,500
Total		\$35,500
Importance Code B		\$35,500
Total		\$35,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,700			
Interior Architecture	\$12,900			
Electrical				\$100
Mechanical				
Total	\$39,600			\$100
Importance Code A	\$26,700			
Importance Code B	\$11,600			\$100
Importance Code C	\$1,200			
Total	\$39,600			\$100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	70%			LIFE	* *	5	\$9,600	
	Metal Sect. OHD	10%			2032	* *	5	\$2,200	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$4,500	
	Stucco Cement	5%	2-4	\$1,900	2032	* *	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Wood	5%	2-4	\$3,500	2032	* *	5	\$900	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
	Location : Decorative Trim - Various Locations								
Windows									
	Wood	100%	Now	\$14,200	2052	* *	5	\$2,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Roof									
	Asphalt Shingle	100%			2036	* *	10	\$900	
Interior									
	Floors								
	Cast in Place Concrete	50%			LIFE	* *	5	\$9,800	
	Wood	50%			2042	* *	5	\$4,200	
Interior Walls									
	Masonry: Brick	100%			LIFE	* *	10	\$1,200	
Ceilings									
	Exposed Struc: Wood	100%			LIFE	* *	10	\$6,700	
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$2,500	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Main Service Disconnect Switch Is Rated @ 200 Amperes. Enclosure Is Corroded								
Raceway									
	Conduit	50%			2027	\$6,800	1		
	Conduit	50%			2037	* *	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$700	5		
	Molded Case Bkrs	65%			2026	\$9,500	5	\$100	
	Molded Case Bkrs	30%			2035	* *	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	70%			2027	\$12,500	1		
	Thermoplastic	30%			2037	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$35,500	10	\$5,800	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Exterior Lighting								
	HID	20%			2027	\$4,700	10		
	No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Exhaust Fans									
	Wall Unit	100%			2027	\$9,400	2	\$200	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$151,700	\$74,000
Interior Architecture	\$55,300	\$55,300
Electrical		\$84,200
Mechanical		\$269,000
Total	\$207,000	\$482,500
Importance Code A	\$151,700	\$74,000
Importance Code B	\$55,300	\$408,600
Total	\$207,000	\$482,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$58,700		\$400	
Interior Architecture	\$64,500		\$400	
Electrical	\$12,600	\$2,500	\$4,500	\$2,700
Mechanical	\$11,400	\$4,000	\$3,800	\$3,700
Total	\$147,200	\$6,500	\$9,200	\$6,400
Importance Code A	\$59,600	\$900	\$1,300	\$900
Importance Code B	\$56,900	\$5,600	\$7,800	\$5,400
Importance Code C	\$30,600			
Total	\$147,200	\$6,500	\$9,200	\$6,400



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

Asset # : 2809

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	15%			LIFE	**	5	\$63,400		
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
Concrete Masonry Unit	3%	Now	\$10,200	LIFE	**	5	\$800		
	Vertical Cracks, Extent : Severe, Area Affected : 15%								
	Location : Chimney								
Metal Coiling Doors	12%			2032	**	5	\$15,900		
Wood	70%	0-2	\$151,700	2040	**	5	\$74,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : All Facades								
	Split/Cracked, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Windows									
Metal Louvers	10%			2030	**	10	\$400		
No Component	90%								
Roof									
Single Ply Membrane	85%			2032	**	10	\$33,000		
Skylight, Metal/Glass	15%	4+	\$16,800	2037	**				
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
	Location : Interior Curb Of Skylights								
Interior									
Floors									
Cast in Place Concrete	90%			LIFE	**	5	\$110,600		
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : Throughout Corridors								
	Explanation : Inter-locking Rubber Matting Atop Concrete								
Ceramic Tile	3%			2030	**	5	\$800		
Quarry Tile	7%			2032	**	5	\$3,000		
Interior Walls									
Concrete Masonry Unit	60%	4+	\$25,000	LIFE	**	5	\$9,200		
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Glass: Single Pane	5%			LIFE	**	5	\$2,900		
Metal Security Bars	15%			LIFE	**	10	\$1,200		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Animal Holding Cells								
	Explanation : Custom Security Bars								
Plaster	20%	0-2	\$3,000	LIFE	**	5	\$2,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Workshops								

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

Asset # : 2809

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

Interior

Ceilings

Exposed Struc: Wood

85% Now \$29,300 LIFE * *

Dry Rot/Decay, Extent : Moderate, Area Affected : 15%

Location : Interior Curbs Of Skylights

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Interior Curbs Of Skylights

Plaster

15% LIFE * * 5-10 \$7,200

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2037 * * 5 \$100

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Transformers

Dry Type

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

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

Location : Electrical Room

Explanation : 112.5 Kva, 480hv-208/120lv

Switchgear / Switchboard

Fused Disc Sw

50% 2027 \$47,700 5

Fused Disc Sw

50% 2037 * * 5

Raceway

Conduit

80% 2027 \$21,700 1

Conduit

20% 2037 * * 1

Panelboards

Fused Disc Sw

15% 2026 \$4,400 5 \$100

Molded Case Bkrs

85% 2026 \$24,800 5 \$400

Wiring

Thermoplastic

20% 2037 * * 1

Thermoplastic

80% 2027 \$36,500 1

Motor Controllers

Locally Mounted

50% 2025 \$14,400 5 \$100

Motor Control Center

50% 2025 \$14,400 5 \$200

Ground

Grounding Devices

Generic

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

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

Location : Water Main

Explanation : Corroded

Stand-by Power

Transfer Switches

Automatic

100% 2032 * * 1 \$5,600

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

Asset # : 2809

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2030	* *	1	\$7,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Emergency Generator Rated @ 125kw							
Batteries									
	Lead/Acid	100%			2020	\$1,500	5	\$700	
Fuel Storage									
	Main Tank	100%			2042	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Nameplate Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2035	* *	10	\$16,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	5%			2022	\$11,600	2		
Egress Lighting									
	Emergency, Service	40%			2022	\$3,600	1		
	Emergency, Battery	10%			2022	\$2,500	10	\$500	
	Exit, Service	50%			2022	\$3,100	1		
Exterior Lighting									
	HID	20%			2022	\$13,400	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2027	\$16,000	1	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Cctv Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$11,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns							

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

Heating

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

Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2037	* *	5	\$5,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Yard					
				Explanation : (1) 10,000 Gallon Tank					
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$9,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : (2) #2 Oil Burning Hot Water Boilers					
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,400	
	Terminal Devices								
	Air Handler	80%			2032	* *	1	\$9,300	
	Fan Coil Unit/Heat	20%			2022	\$54,900	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	2%			2022	\$800	1		
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,600	
	Exhaust Fans								
	Interior	50%			2027	\$12,100	2	\$300	
	Roof	30%			2032	* *	2	\$200	
	Roof	20%	0-2	\$2,900	2037	* *	2	\$100	
				On Extended Life, Extent : Moderate, Area Affected : 20%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2037	* *	1		
	Galv Iron/Steel	20%			2032	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2037	* *	4	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Domestic Hot Water Tanks With Hot Water Coil					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Asset # : 2809

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2027	\$10,800	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Yard							
		Explanation : 1 Unit							
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2027	\$214,100	1-2	\$5,300	

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$125,400	\$134,100
Interior Architecture	\$99,300	\$35,200
Mechanical		\$222,800
Total	\$224,700	\$392,200
Importance Code A	\$125,400	\$134,100
Importance Code B	\$99,300	\$258,100
Total	\$224,700	\$392,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,900		\$1,400	
Interior Architecture	\$58,300		\$14,600	\$4,000
Electrical	\$4,300	\$3,500	\$6,500	\$4,200
Mechanical	\$40,200	\$7,800	\$12,200	\$6,700
Total	\$162,700	\$11,300	\$34,600	\$14,900
Importance Code A	\$64,300	\$1,300	\$2,700	\$1,300
Importance Code B	\$67,200	\$10,000	\$31,900	\$13,600
Importance Code C	\$31,200			
Total	\$162,700	\$11,300	\$34,600	\$14,900



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	88%			LIFE	**	5	\$152,600		
Metal Coiling Doors	2%			2032	**	5	\$5,400		
Metal: Cage/Fence	8%			2032	**	5	\$30,400		
Window Wall	2%	Now	\$8,100	2047	**	5	\$3,300		
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Over Entrance At East Facade									
Windows									
Aluminum	90%			2035	**	5	\$1,100		
Metal Louvers	10%			2030	**	10	\$800		
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$35,400		
Pre-Cast Concrete	10%			LIFE	**	5	\$7,200		
Roof									
IRMA/Protected Membrane	20%	Now	\$17,300	2027		\$57,800			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Scuppers Misplaced, Unable To Shed Water From Roof									
Metal Panel	60%	Now	\$49,100	2032	**				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout Sloped Roof And At Pathology Suite									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Explanation : Ice Damming									
Modified Bitumen	5%			2027	\$10,600	10	\$1,900		
Single Ply Membrane	10%	Now	\$600	2032	**				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%									
Location : West Roof									
Skylight, Metal/Glass	5%			2037	**	10	\$6,200		
Interior									
Floors									
Carpet	20%			2023	\$100,400	3	\$16,100		
Cast in Place Concrete	40%			LIFE	**	5	\$70,500		
Quarry Tile	5%			2040	**	5	\$3,000		
Terrazzo	35%	0-2	\$64,000	LIFE	**	5	\$11,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Along The Corridor Edges, 2nd Floor Corridor									
Interior Walls									
Concrete Masonry Unit	70%	Now	\$16,700	LIFE	**	5	\$15,400		
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : At Pathology Suite									
Glass: Single Pane	5%			LIFE	**	5	\$4,100		
Gypsum Board	20%			LIFE	**	5-10	\$18,700		
Plywood/Hardboard	5%			LIFE	**	10	\$300		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	65%			2040	**	5	\$26,200	
Exposed Concrete	10%			LIFE	**	5-10	\$5,000	
Gypsum Board	20%			LIFE	**	5-10	\$27,700	
Gypsum Board	5%	0-2	\$1,000	LIFE	**	5	\$2,500	

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

Location : Field Veterinarian Office

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

Over 600 Volts

Service Equipment

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

Location : Outside

Explanation : No Available Nameplate Ratings

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

Location : Outside

Explanation : Main Service Switch Rated @200 Amperes , 4160 Volts

Transformers

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

Location : Electrical Room

Explanation : One 225 Kva, 4160hv-480/277lv

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

Location : Outside The Building

Explanation : 1000 Kva, 4160hv-480/277lv

Feeders

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

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

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes.

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

Location : Outside

Explanation : Main Service Switch Rated @ 800 Amperes.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	35%			2032	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 75 Kva, 480hv-208/120lv							
Dry Type	35%			2032	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Barn							
	Explanation : One 15 Kva, 480hv-208/120lv							
Dry Type	30%			2032	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : One 30 Kva, 480hv-208/120lv							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	* *	5	\$700	
Raceway								
Conduit	95%			2037	* *	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2035	* *	5	\$100	
Molded Case Bkrs	85%			2035	* *	5	\$600	
Molded Case Bkrs	5%			2043	* *	5		
Wiring								
Thermoplastic	95%			2037	* *	1		
Thermoplastic	5%			2047	* *	1		
Motor Controllers								
Locally Mounted	50%			2032	* *	5	\$100	
Motor Control Center	50%			2032	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	50%			2040	* *	1	\$4,000	
Automatic	50%			2032	* *	1	\$4,000	
Generators								
Diesel	50%			2030	* *	1	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Emergency Generator Rated @ 80kw							
Diesel	50%			2036	* *	1	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Emergency Generator Rated @ 610kw							
Batteries								
Lead/Acid	50%			2021	\$700	5	\$500	
Lead/Acid	50%			2020	\$700	5	\$500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2035	* *	5	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 55 Gallons Rated Capacity							
	Main Tank	50%			2055	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 2000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	* *	10	\$24,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2035	* *	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Morgue Room							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Service	20%			2032	* *	1		
	Emergency, Battery	30%			2027	\$10,600	10	\$1,900	
	Exit, Service	50%			2027	\$4,400	1		
	Exterior Lighting								
	HID	30%			2032	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$15,300	1	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$16,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Furnace	10%	Now	\$3,200	2037	**	1	\$1,200		
	Damaged, Extent : Severe, Area Affected : 10%								
	Location : 1 Obsolete Unit, Barn								
Hot Water Boiler	90%			2032	**	1	\$12,000		
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : 2nd Floor M E R								
	Explanation : 1 Unit								
Distribution									
Hot Wtr Piping/Pump	90%			2035	**	4	\$1,800		
No Component	10%								
Terminal Devices									
Air Handler	80%	Now	\$11,300	2022	\$113,400	1	\$12,000		
	Other Observation, Extent : Moderate, Area Affected : 60%								
	Location : Old Section								
	Explanation : Inefficient Unit. There Is Not Sufficient Heat And AC In The Old Section								
Convactor/Radiator	10%			2032	**	1	\$900		
No Component	10%								
Air Conditioning									
Energy Source									
Electricity	35%			2035	**	1			
Natural Gas	65%			2047	**	1			
Conversion Equipment									
Absorption	65%			2032	**	1	\$18,900		
Chiller/Direct Fire									
	Other Observation, Extent : Light, Area Affected : 65%								
	Location : Adjoining House								
	Explanation : 1 Unit, Refrigerant Lithium Bromide								
Reciprocating	15%			2027	\$13,400	1	\$1,900		
Compr/Chiller									
	R-22 Refrigerant, Extent : Light, Area Affected : 15%								
	Location : Rear Yard								
Exterior Pkg Unit -	10%			2027	\$2,300	2	\$200		
Cooling									
	R-22 Refrigerant, Extent : Light, Area Affected : 20%								
	Location : 2 Units, The Roof								
No Component	10%								
Distribution									
Chilled Wtr Pipe/Pump	80%			2047	**	4	\$1,600		
No Component	20%								
Terminal Devices									
Direct Expansion	15%			2027	\$1,400	1			
Air Handler/Cool/Ht	65%			2022	\$65,300	1	\$10,800		
No Component	20%								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Condenser Unit	15%			2027	\$7,100	2	\$2,800	
	Water Cooling Tower	65%	Now	\$4,400	2025	\$44,100	2	\$14,100	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Rear Yard							
	No Component	20%							
Dehumidifier									
	No Component	80%							
	Generic	20%	Now	\$8,900	2032	* *			
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : 2nd Floor Mechanical Room							
		Explanation : 3 Condemn Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$21,400	
	No Component	10%							
Exhaust Fans									
	Interior	40%			2022	\$13,900	2	\$300	
	Roof	50%			2027	\$10,400	2	\$400	
	Wall Unit	10%			2027	\$4,000	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$6,100	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2032	* *	4	\$1,600	
Fixtures									
	Generic	100%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,065,900	\$51,900
Interior Architecture	\$154,000	
Electrical	\$71,400	\$218,200
Mechanical		\$74,600
Total	\$1,291,400	\$344,600
Importance Code A	\$1,065,900	\$51,900
Importance Code B	\$225,400	\$292,700
Total	\$1,291,400	\$344,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,300		\$3,100	
Interior Architecture	\$37,300		\$1,900	
Electrical	\$10,000	\$200	\$200	\$400
Mechanical	\$23,500	\$3,500	\$4,300	\$4,100
Total	\$89,100	\$3,700	\$9,700	\$4,500
Importance Code A	\$19,500	\$1,100	\$4,300	\$1,100
Importance Code B	\$65,900	\$2,600	\$5,400	\$3,400
Importance Code C	\$3,700			
Total	\$89,100	\$3,700	\$9,700	\$4,500



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$305,600	LIFE	* *	5	\$51,900		
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : Southwest Corner, Northeast Corner									
Efflorescence, Extent : Light, Area Affected : 15%									
Location : Various Locations - All Facades									
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Bulkheads, West Facades									
Pre-Cast Concrete	5%			LIFE	* *	5	\$18,700		
Window Wall	5%			2053	* *	5	\$10,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Main Entrance									
Windows									
Aluminum	90%			2035	* *	5	\$2,600		
Metal Louvers	10%			2030	* *	10	\$1,800		
Parapets									
Masonry: Brick	90%	Now	\$312,500	LIFE	* *	5	\$18,500	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Southwest Corner, Throughout									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : All Parapet Walls									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : All Facades									
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : Southwest Corner, Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Masonry: Limestone	10%	Now	\$63,000	LIFE	* *	5	\$2,600	1	
Horizontal Cracks, Extent : Moderate, Area Affected : 35%									
Location : Under Coping Stone - Throughout									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : Southwest Corner Coping									
Loose Units, Extent : Severe, Area Affected : 5%									
Location : Southwest Corner									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Southwest Corner, Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Coping									

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	5%	Now	\$3,600	2032		* *		
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead Above Stair @ Roof Penetration								
Modified Bitumen	60%	Now	\$221,200	2037		* *		
Blisters, Extent : Severe, Area Affected : 25%								
Location : Various Locations Throughout								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%								
Location : At Parapets And Skylights								
Ponding, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	35%	0-2	\$163,700	2037		* *		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Southast Side, Throughout, Above Entry Displays								
Interior								
Floors								
Asphalt Poured	65%			2032		* *	5	\$11,200
Cast in Place Concrete	20%			LIFE		* *	5	\$30,300
Panel/Paver: Cer/Brk	5%			2035		* *	5	\$3,900
Quarry Tile	5%			2032		* *	5	\$2,600
Steel Plate	5%	Now	\$154,000	LIFE		* *	1	
Corrosion/Rusting, Extent : Severe, Area Affected : 35%								
Location : Stair Treads And Risers								
Interior Walls								
Concrete Masonry Unit	30%			LIFE		* *	5	\$2,100
Glass: Special Gauge	10%			LIFE		* *	1	
Plaster	10%			LIFE		* *	5-10	\$700
Plaster	20%			LIFE		* *	5-10	\$1,500
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Exhibit Areas								
Explanation : Hand Paainted Murals								
SGFT/Glazed Masonry	30%			LIFE		* *	10	\$1,300
Ceilings								
AcousTileSusp.Lay-In	70%			2032		* *	5	\$24,200
Exposed Concrete	20%	Now	\$10,900	LIFE		* *	5	\$1,100
Spalling, Extent : Severe, Area Affected : 10%								
Location : Above Holding Cages In Wingding								
Gypsum Board	10%			LIFE		* *	5-10	\$11,900

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$8,100	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$119,300	5	\$500	
	Raceway								
	Conduit	90%			2027	\$52,100	1		
	Conduit	10%			2037	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$5,800	5		
	Molded Case Bkrs	10%			2035	* *	5	\$100	
	Molded Case Bkrs	80%			2026	\$46,700	5	\$400	
	Wiring								
	Braided Cloth	90%	2-4	\$71,400	2052	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$28,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2035	* *	10	\$20,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2035	* *	10	\$1,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	40%			2035	* *	10	\$2,200	
	Emergency, Battery	10%			2022	\$3,000	10	\$600	
	Exit, Service	40%			2035	* *	1		
	Exit, Service	10%			2022	\$800	1		
	Exterior Lighting								
	HID	30%			2022	\$22,300	10		
	No Component	70%							
Alarm									

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

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

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

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

Alarm

Security System

No Component

80%

Generic

20%

2027

\$11,900

1

\$1,500

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

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$11,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$1,700

Terminal Devices

Air Handler

50%

2032

* *

1

\$7,100

Convactor/Radiator

35%

2025

\$74,600

1

\$2,600

Unit Heater-Stm/HW

15%

2022

\$21,900

4

\$500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

20%

2035

* *

1

\$2,100

Compr/Chiller

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

Ext Pkg Unit -

30%

2032

* *

2

\$400

Heating/Cooling

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

No Component

50%

Terminal Devices

Direct Expansion

20%

2035

* *

1

No Component

80%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Condenser Unit	20%			2035	**	2	\$3,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,400	
Exhaust Fans									
	Interior	30%			2022	\$7,500	2	\$200	
	Roof	70%			2032	**	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	**	1		
HW Heat Exchanger									
	Low Temp	100%			2053	**	4	\$2,300	
Sanitary Piping									
	Cast Iron	100%	Now	\$2,500	LIFE	**	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%									
Location : Water Backs Up Into Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%	Now	\$10,800	2037	**	4	\$1,600	
Obsolete Equipment, Extent : Severe, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$49,800	
Electrical		\$210,400
Total	\$49,800	\$210,400
Importance Code A	\$49,800	
Importance Code B		\$210,400
Total	\$49,800	\$210,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,000	\$12,000	\$2,000	
Interior Architecture	\$35,400			\$5,700
Electrical	\$1,100	\$700	\$800	\$900
Mechanical	\$5,300	\$1,000	\$1,700	\$1,000
Total	\$56,800	\$13,700	\$4,600	\$7,600
Importance Code A	\$15,500	\$12,500	\$2,500	\$500
Importance Code B	\$35,100	\$1,200	\$2,100	\$7,000
Importance Code C	\$6,200			\$100
Total	\$56,800	\$13,700	\$4,600	\$7,600



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2800

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$6,100	
Masonry: Fieldstone	10%			LIFE	**	5	\$1,900	
Metal Sect. OHD	10%			2040	**	5	\$4,000	
Window Wall	3%			2047	**	5	\$1,500	
Wood	37%			2044	**	5	\$24,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : West And South Facades								
Wood	5%	Now	\$10,000	2032	**	5	\$1,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Trellis At Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Roof Ridge And Trellis At Main Entrance								
Explanation : Insect Damage								
Wood	30%	Now	\$39,800	2032	**	5	\$9,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : Soffit And Facia Boards								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : All Facades								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : North And East Facades @ First Aid And Bathrooms								
Explanation : Vegetative Growth								
Windows								
Wood	100%			2043	**	5	\$19,400	
Roof								
Asphalt Shingle	75%	0-2	\$1,300	2036	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%								
Location : Main Facade								
Fiberglass Panel	10%			2036	**	1		
Single Ply Membrane	15%			2027	\$12,400	10	\$3,800	
Interior								
Floors								
Carpet	65%			2023	\$123,000	3	\$19,700	
Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2036	**	5	\$800	
Slate	10%			LIFE	**	5	\$3,200	
Vinyl Tile	15%			2027	\$18,900	3	\$1,100	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Gypsum Board	85%			LIFE	**	5-10	\$7,700	
Wood	5%			LIFE	**	5	\$2,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2800

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%	4+	\$600	2032	* *	5	\$800
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Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Store Area

Exposed Struc: Wood	85%			LIFE	* *	10	\$19,300
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Plaster	5%			LIFE	* *	5-10	\$1,300
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes.

Transformers

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

Location : Electrical Room

Explanation : One 75 Kva 480hv-208/120lv And One 45 Kva 480hv-208/120lv

Switchgear / Switchboard

Fused Disc Sw	100%			2037	* *	5	
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Raceway

Conduit	100%			2037	* *	1	
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Panelboards

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

Thermoplastic	100%			2037	* *	1	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300
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Lighting

Interior Lighting

Fluorescent	20%			2027	\$19,800	10	\$1,900
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Fluorescent	40%			2027	\$39,700	10	\$3,700
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Compact Fluorescent Lamps

Fluorescent	40%			2027	\$39,700	10	\$3,700
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T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Store Area

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

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

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

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

Asset # : 2800

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2027	\$6,700	10	\$1,200	
Exit, LED	50%			2042	* *	1		
Exterior Lighting								
HID	30%			2027	\$12,200	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	\$6,500	1	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only; Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$111,300	1-3	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								
Mechanical		Current Repair		Future 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%			2047	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : External Unit</i>								
<i>Explanation : Combination A C And Furnace</i>								
Conversion Equipment								
Furnace	100%			2032	* *	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) On The Ground (1) On The Roof</i>								
<i>Explanation : 2 External Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) On The Ground (1) On The Roof</i>								
<i>Explanation : 2 Units. R-22</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,000	
Exhaust Fans								
Roof	100%			2032	* *	2	\$300	

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

Asset # : 2800

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$2,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Water Backs Up Into The Office							
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$2,800	

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,100		\$9,900	
Interior Architecture	\$9,200		\$900	
Electrical				
Mechanical		\$300		\$300
Total	\$34,300	\$300	\$10,800	\$300
Importance Code A	\$25,100	\$300	\$9,900	\$300
Importance Code B	\$9,200		\$900	
Total	\$34,300	\$300	\$10,800	\$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 BUG CAROUSEL
Asset # : 14214

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

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE		* *	5	\$7,900	
Metal Panel	5%			2047		* *	5-10	\$2,700	
Metal Sect. OHD	80%			2040		* *	5	\$19,800	
Wood	5%			2032		* *	5	\$2,000	

Windows

Aluminum	100%			2043		* *	5	\$3,400	
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Roof

Metal Panel	100%	2-4	\$19,500	2032		* *			
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Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Perimeter Edges And At Clerstory Area During Driving Rain

Interior

Floors

Cast in Place Concrete	80%			LIFE		* *	5	\$16,500	
Wood	20%			2055		* *	5	\$1,800	

Ceilings

Exposed Struc: Steel	10%			LIFE		* *	10	\$900	
No Component	90%								

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

Under 600 Volts

Service Equipment

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

Location : Basement

Explanation : Main Service Switch Rated 200 Amperes

Transformers

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

Location : Electrical Room

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

Raceway

Conduit	100%			2037		* *	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2037		* *	1		
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Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	* *	10	\$100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	HID	15%			2027	\$3,800	10		
	LED	80%			2032	* *			
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2027	\$13,600	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mounted On The Ceiling							
		Explanation : 12 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Heat Pump	5%			2025		2		
	No Component	95%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$39,400
Total		\$39,400
Importance Code B		\$39,400
Total		\$39,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,100		\$1,400	
Interior Architecture	\$71,900		\$7,000	\$900
Electrical	\$5,700	\$3,700	\$4,700	\$5,200
Mechanical	\$40,600	\$16,400	\$26,800	\$16,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,300	\$24,000	\$43,800	\$26,400
Importance Code A	\$35,200	\$2,100	\$3,500	\$2,100
Importance Code B	\$111,000	\$21,900	\$40,300	\$24,300
Importance Code C	\$9,000			
Total	\$155,300	\$24,000	\$43,800	\$26,400



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

Asset # : 14215

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	**	5	\$11,100		
Metal/Glass Curt Wall	40%			LIFE	**	5	\$16,600		
Pre-Cast Concrete	15%	4+	\$2,700	LIFE	**	5	\$5,400		
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Underside Of Soffits - South Facade									
Window Wall	25%			2047	**	5	\$10,400		
Wood	10%	2-4	\$2,800	2040	**	5	\$2,800		
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Windows									
Aluminum	100%			2043	**	5	\$2,800		
Parapets									
Metal Rail	10%			2040	**	5-10	\$2,200		
Pre-Cast Concrete	90%			LIFE	**	5	\$14,100		
Roof									
Cast in Place Concrete	20%			LIFE	**	10	\$5,300		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Articulated Ramp - Rear Facade									
Explanation : Green Roof									
Plaza Roof: Stone Panels	5%			2047	**				
Single Ply Membrane	75%			2032	**	10	\$12,000		
Interior									
Floors									
Carpet	40%			2026	\$119,400	3	\$14,400		
Cast in Place Concrete	50%			LIFE	**	5	\$52,400		
Panel/Paver: Concrete	5%			2047	**				
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Conference Room									
Raised Access Floor	2%			2036	**	5	\$1,800		
Wood	3%			2055	**	5	\$1,300		
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$1,800		
Glass: Single Pane	10%			LIFE	**	5	\$1,100		
Gypsum Board	75%			LIFE	**	5-10	\$9,000		
Travertine Panels	2%			LIFE	**	10	\$100		
Wood	3%			LIFE	**	5	\$1,700		
Ceilings									
AcousTileConcealSpLn	10%			2040	**	5	\$3,000		
Exposed Concrete	40%			LIFE	**	5-10	\$12,000		
Gypsum Board	30%			LIFE	**	5-10	\$24,700		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout Offices									
Explanation : Spray On Popcorn Finish									
Gypsum Board	20%			LIFE	**	5-10	\$16,500		

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

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

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

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

Asset # : 14215

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2047	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes							
	Molded Case Bkrs	50%			2047	**	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated @ 1000 Amperes							
Transformers									
	Dry Type	100%			2040	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 225 Kva 480hv-208/120lv & One 45 Kva 480hv-208/120lv							
Switchgear / Switchboard									
	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 Drive	50%			2040	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	**	1	\$13,200	
Generators									
	Diesel	100%			2036	**	1	\$16,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated @ 250kw							
Batteries									
	Lead/Acid	100%			2021	\$1,500	5	\$1,600	
Fuel Storage									
	Main Tank	100%			2055	**	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 500 Gallons Rated Capacity							

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

Asset # : 14215

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

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

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

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	50%			2049	**	1		
Natural Gas	50%			2053	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	50%			2036	**	1	\$23,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Refrigerant Lithium Bromide							
Reciprocating Compr/Chiller	50%			2032	**	1	\$10,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Refrigerant 134a, Packaged Air Cooled Chiller							
Distribution								
Chilled Wtr Pipe/Pump	100%			2053	**	4	\$2,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$26,600	
Heat Rejection								
Air Condenser Unit	50%			2032	**	2	\$15,000	
	Other Observation, Extent : Light, Area Affected : 100% Location : Adjacent To Building Explanation : Packaged Air Cooled Chiller							
Water Cooling Tower	50%			2028	**	2	\$21,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000	
Exhaust Fans								
Interior	90%			2032	**	2	\$1,200	
Roof	10%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
HW Heat Exchanger								
Low Temp	100%			2047	**	4	\$6,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2035	**	1	\$2,600	
Fixtures								
Generic	100%							

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

Asset # : 14215

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : C, 1, M, 2, 3.									
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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$44,900	
Electrical		\$75,600
Mechanical		\$114,600
Total	\$44,900	\$190,200
Importance Code A	\$44,900	
Importance Code B		\$190,200
Total	\$44,900	\$190,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,300		\$19,700	
Interior Architecture	\$50,200			
Electrical	\$500	\$300	\$400	\$400
Mechanical	\$7,600	\$300	\$300	\$300
Total	\$81,600	\$600	\$20,300	\$700
Importance Code A	\$23,300		\$19,700	
Importance Code B	\$48,300	\$600	\$700	\$700
Importance Code C	\$10,000			
Total	\$81,600	\$600	\$20,300	\$700



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 Estimates are rounded to the nearest hundred dollars.

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

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

Exterior

Exterior Walls

Masonry: Brick Cavity	60%			LIFE	* *	5	\$20,100	
Metal Panel	30%			2037	* *	5-10	\$34,600	
Metal Sect. OHD	10%			2040	* *	5	\$5,200	

Windows

Metal Louvers	100%			2030	* *	10	\$44,900	
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Parapets

Masonry: Brick Cavity	20%			LIFE	* *	5-10	\$11,100	
Metal Panel	10%			2047	* *	5	\$3,100	
No Component	70%							

Roof

Metal Panel	82%			2040	* *	10	\$17,000	
Single Ply Membrane	10%	Now	\$3,700	2037	* *			

Blisters, Extent : Severe, Area Affected : 35%

Location : Roof Abutting Jungle World

Seams Open/Split, Extent : Severe, Area Affected : 25%

Location : Roof Abutting Jungle World

Skylight, Metal/Glass	3%			2037	* *	10	\$1,100	
Skylight, Plastic	5%			2032	* *	1		

Interior

Floors

Cast in Place Concrete	95%			LIFE	* *	5	\$48,800	
Quarry Tile	5%			2032	* *	5	\$900	

Interior Walls

Concrete Masonry Unit	10%			LIFE	* *	5	\$1,800	
Metal Panel	90%			LIFE	* *	10	\$9,100	

Ceilings

Exposed Concrete	10%			LIFE	* *	5-10	\$1,500	
Exposed Struc: Steel	15%			LIFE	* *	10	\$3,500	
Metal Panel	75%			LIFE	* *	5	\$22,000	

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

Over 600 Volts

Service Equipment

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

Location : Outside- Cogeneration Plant

Explanation : 7- 200 Amperes, 4160v Main Disconnect Switches For Substations In Different Locations

Transformers

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

Location : Outside Next To The Driveway

Explanation : 1000kva, 4160/480/277 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2035	* *	1		
	Raceway								
	Conduit	100%			2037	* *	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical And Mechanical Room							
		Explanation : Main Service Switch Rated @ 2000 Amperes.							
	Transformers								
	Dry Type	100%			2032	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 30 Kva, 480hv-208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2037	* *	5		
	Raceway								
	Conduit	100%			2037	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2035	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2037	* *	1		
	Motor Controllers								
	Motor Control Center	50%			2025	\$19,500	5	\$100	
	Motor Control Center	50%			2032	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	* *	10	\$7,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	50%			2027	\$3,700	1		
	Exit, Service	50%			2022	\$400	1		
	Exterior Lighting								
	LED	30%			2035	* *			
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2027	\$56,100	1-3	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2027	\$114,600	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Cogen Plant Main Floor								
	Explanation : Cogen Plant Unit Heaters Are Abandoned In Place. Building Relies On Residual Heat From Power Generating Equipment.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2022	\$800	1		
	No Component	95%							
Ventilation									
	Exhaust Fans								
	Roof	50%			2027	\$3,000	2	\$100	
	Wall Unit	50%			2027	\$5,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2026	\$1,200	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2018	\$6,500	4	\$2,500	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$64,600
Interior Architecture	\$51,900	\$2,890,000
Electrical		\$752,300
Mechanical		\$111,000
Total	\$51,900	\$3,817,900
Importance Code A		\$64,600
Importance Code B	\$51,900	\$1,018,900
Importance Code C		\$2,734,300
Total	\$51,900	\$3,817,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$124,100		\$3,100	
Interior Architecture	\$94,300		\$21,100	\$400
Electrical	\$7,500	\$5,500	\$9,300	\$6,300
Mechanical	\$44,800	\$20,200	\$14,200	\$21,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$274,700	\$29,700	\$51,700	\$32,000
Importance Code A	\$126,200	\$1,600	\$5,200	\$1,600
Importance Code B	\$118,700	\$28,100	\$38,800	\$30,400
Importance Code C	\$29,800		\$7,800	
Total	\$274,700	\$29,700	\$51,700	\$32,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	70%	Now	\$24,100	LIFE	**	5	\$18,800	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Kitchen Entrance							
Glazed Ceramic Panel	10%			LIFE	**	5	\$40,200	
Metal, Corrugated	5%			2037	**	1		
Window Wall	15%	Now	\$30,200	2047	**	5	\$12,100	
	Dry Rot/Decay, Extent : Severe, Area Affected : 5%							
	Location : Stairwell To Classrooms							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Stairwell To Classrooms							
Windows								
Aluminum	95%			2035	**	5	\$3,800	
Metal Louvers	5%			2030	**	10	\$1,200	
Parapets								
Cast in Place Concrete	15%			LIFE	**	5	\$7,400	
Metal Rail	10%			2032	**	5-10	\$4,300	
No Component	75%							
Roof								
Cast in Place Concrete	5%			LIFE	**	10	\$1,400	
Metal Panel	5%			2032	**	10	\$1,600	
Modified Bitumen	67%	Now	\$3,200	2027	\$64,600			
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Proximate To Skylights Above Cage 3 And Andrill Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Above Cage 3 And Mandrill Corridor Proximate To Skylights							
Skylight, Plastic	8%	Now	\$12,200	2040	**	1		
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Above Mandrill Corridor, Above Cage 3							
Sloped Glazing	15%	2-4	\$29,100	LIFE	**	5	\$33,900	
	Glazing Clouded, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Interior								
Floors								
Carpet	40%			2026	\$295,600	3	\$35,600	
Cast in Place Concrete	40%			LIFE	**	5	\$103,700	
Ceramic Tile	5%			2030	**	5	\$3,000	
Vinyl Tile	5%			2027	\$24,600	3	\$1,500	
Wood	10%			2042	**	5	\$11,100	
Interior Walls								
Ceramic Tile	2%			2030	**	5	\$1,800	
Concrete Masonry Unit	40%			LIFE	**	5	\$29,300	
Fabric on Framing	30%			2025	\$2,734,300	5	\$13,700	
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	15%			LIFE	**	5-10	\$23,400	
Operable Wall	3%			2037	**	5	\$9,600	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2032	* *	5	\$5,900	
Exposed Concrete	40%	Now	\$14,900	LIFE	* *	5	\$3,700	

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

Location : Above Cage 3 And Mandrill Corridor

Exposed Struc: Steel	5%			LIFE	* *	10	\$5,900	
Gypsum Board	25%			LIFE	* *	5-10	\$50,900	
Wood	20%	Now	\$10,900	LIFE	* *	5	\$103,700	

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

Location : Stairwell To Classrooms

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

Under 600 Volts

Service Equipment

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

Location : Outside

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

Transformers

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

Location : Mechanical Room

Explanation : 2-45kva, 1-112kva, 1-45kva, 480/208/120v

Switchgear / Switchboard

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

Conduit	100%			2037	* *	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2037	* *	1		
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Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2032	* *	1	\$12,300	
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Estimates are rounded to the nearest hundred dollars.*

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2030	* *	1	\$15,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Emergency Generator Rated @ 300kw							
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$1,500	
Fuel Storage								
Day Tank	50%			2035	* *	5	\$3,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 30 Gallons Rated Capacity							
Main Tank	50%			2042	* *	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 200 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$110,200	10	\$18,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	5%			2027	\$11,000	10	\$1,800	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
HID	15%			2027		10	\$200	
Incandescent	30%			2027	\$146,800	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2027	\$26,100	10	\$4,800	
Exit, Service	50%			2027	\$6,400	1		
Exterior Lighting								
HID	30%			2027	\$44,300	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$35,500	1	\$4,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Entry And Exit Points							
	Explanation : Intrusion Alarm Only							
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$404,600	1-3	\$25,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2047	* *	1		
	Natural Gas	80%			2047	* *	1		
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Basement								
	Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers								
Conversion Equipment									
	Heat Pump	20%			2028	* *	2	\$2,500	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Roof								
	Explanation : 2 Elec. H / C Package Units								
	Hot Water Boiler	80%			2040	* *	1	\$15,700	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	80%	Now	\$3,100	2043	* *	4	\$1,600	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor AC Room								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Valves In 1st Floor AC Room								
	No Component	20%							
Terminal Devices									
	Air Handler	70%			2032	* *	1	\$17,200	
	Convactor/Radiator	10%			2032	* *	1	\$1,300	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2043	* *	1		
	Steam/HW System	80%			2047	* *	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	80%			2036	* *	1	\$34,300	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : 1st Floor AC Room								
	Explanation : Refrigerant Lithium Bromide								
	Ext Pkg Unit - Heating/Cooling	20%			2032	* *	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 20%								
	Location : 2 Units, Roof								
Distribution									
	Chilled Wtr Pipe/Pump	80%			2047	* *	4	\$2,300	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2032	* *	1	\$19,600	
	No Component	20%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	100%			2025	\$111,000	2	\$39,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000	
	Exhaust Fans								
	Interior	25%			2032	* *	2	\$300	
	Roof	75%			2027	\$23,100	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2037	* *	4	\$3,900	
	Sanitary Piping								
	Cast Iron	100%	Now	\$16,800	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Water Backs Up At Gallery, 1st Floor Broken, Extent : Severe, Area Affected : 10% Location : Causing The Waste Water Over Flood To The Flamingo Lake. Other Observation, Extent : Severe, Area Affected : 5% Location : Main Entrance, 1st Floor Explanation : Sewage Line Is Undersized At Main Entrance, Causing Water Flooding When It Rains								
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$2,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : 1-2 Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$11,100	
	Fire Pump								
	Generic	100%			2030	* *	1	\$7,400	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,600	\$36,700
Electrical		\$306,000
Total	\$38,600	\$342,700
Importance Code A	\$38,600	\$36,700
Importance Code B		\$306,000
Total	\$38,600	\$342,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,300		\$1,500	
Interior Architecture	\$17,900		\$16,000	
Electrical	\$3,000	\$2,200	\$3,900	\$2,500
Mechanical	\$11,500	\$9,600	\$6,300	\$5,200
Total	\$56,700	\$11,800	\$27,600	\$7,600
Importance Code A	\$25,000	\$700	\$2,200	\$700
Importance Code B	\$24,400	\$11,000	\$25,400	\$6,900
Importance Code C	\$7,300			
Total	\$56,700	\$11,800	\$27,600	\$7,600



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,900	
	Glazed Ceramic Panel	5%			LIFE	**	5	\$8,800	
	Masonry: Fieldstone	20%			LIFE	**	5	\$5,700	
	Metal Sect. OHD	5%			2040	**	5	\$2,900	
	Window Wall	5%			2047	**	5	\$3,500	
	Wood	40%	2-4	\$38,600	2040	**	5	\$18,800	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Trellis Structure - Main Entrance									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Windows									
	Wood	100%			2043	**	5	\$28,200	
Roof									
	Single Ply Membrane	100%			2032	**	10	\$36,700	
Interior									
Floors									
	Carpet	5%			2026	\$13,800	3	\$1,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,800	
	Quarry Tile	70%			2040	**	5	\$23,200	
	Traffic Topping	20%			2032	**	5	\$5,500	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Fiberglass Panel	30%			LIFE	**	10	\$600	
	Folding Partition	5%			2043	**	5	\$1,000	
	Gypsum Board	50%			LIFE	**	5-10	\$6,600	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$200	
	Wood	5%			LIFE	**	5	\$3,100	
Ceilings									
	AcousTileSusp.Lay-In	35%			2040	**	5	\$7,700	
	Exposed Struc: Wood	5%			LIFE	**	10	\$1,700	
	Gypsum Board	60%	Now	\$6,500	LIFE	**	5	\$16,600	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Entry Vestibules - Due To Uninsulated Sprinkler Pipes									

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Raceway								
Not Accessible	100%							
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1600 Amperes.</i>								
Transformers								
Dry Type	100%			2032	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 45 Kva 480hv-208/120lv & Two 15 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	* *	5	\$100	
Raceway								
Conduit	100%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	* *	5		
Molded Case Bkrs	95%			2035	* *	5	\$400	
Wiring								
Thermoplastic	100%			2037	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	* *	1	\$4,900	
Generators								
Diesel	100%			2030	* *	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 53 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$600	
Fuel Storage								
Main Tank	100%			2042	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2027	\$100,900	10	\$9,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2027	\$43,300	10	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Flourescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2027	\$3,500	1		
	Exit, LED	50%			2042	* *	1		
	Exterior Lighting								
	HID	30%			2032	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2027	\$14,200	1	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Cctv Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2027	\$161,800	1-3	\$10,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 10 Roof Top Package Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 10 Roof Top Package Units. R-22						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$3,400	2	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor Equipment Room						
			Explanation : 1 Hot Water Boiler, 1 Hot Water Heater						
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 5%						
			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	\$4,100	
	Chemical System								
	Generic	100%			2025	\$25,500	1-3	\$50,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Kitchen						
			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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$104,500
Total		\$104,500
Importance Code B		\$104,500
Total		\$104,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$39,300		\$400	
Interior Architecture	\$12,400		\$1,300	\$900
Electrical	\$900	\$900	\$1,400	\$900
Mechanical	\$1,500	\$1,600	\$600	\$700
Total	\$54,200	\$2,500	\$3,600	\$2,500
Importance Code A	\$39,500	\$200	\$600	\$200
Importance Code B	\$12,200	\$2,300	\$3,100	\$2,300
Importance Code C	\$2,500			
Total	\$54,200	\$2,500	\$3,600	\$2,500



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

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

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

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

Asset # : 2350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Cast Stone/Terra Cotta	5%	Now	\$7,600	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Window At South Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Portico At Main Entrance</i>								
Masonry: Brick	80%			LIFE	**	5	\$13,900	
Masonry: Limestone	10%	Now	\$5,100	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade Over Windows</i>								
Windows								
Aluminum	85%			2035	**	5	\$700	
Aluminum	10%			2035	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Cast Stone/Terra Cotta	100%	2-4	\$13,400	LIFE	**	5	\$12,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Roof								
Copper/Terne	95%	2-4	\$1,200	2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Sloped Glazing	5%			LIFE	**	5	\$5,900	
Interior								
Floors								
Carpet	30%			2023			\$3,400	
Carpet	40%			2026			\$3,400	
Cast in Place Concrete	10%	4+	\$300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	**	5	\$300	
Marble Panels	5%			LIFE	**	5	\$400	
Vinyl Tile	5%			2032	**	3	\$100	
Vinyl Tile 9" X 9"	5%	Now	\$3,300	2037	**	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement - Base Of Stair And Archive Room</i>								

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

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

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

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

Asset # : 2350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$200	
Gypsum Board	40%			LIFE	* *	5-10	\$1,600	
Masonry: Brick	10%			LIFE	* *	10	\$100	
Marble Panels	5%			LIFE	* *	10		
Plaster	25%			LIFE	* *	5-10	\$500	
Wood	10%			LIFE	* *	5	\$1,800	
Ceilings								
AcousTileSusp.Lay-In	45%	2-4	\$400	2032	* *	5	\$1,300	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Office								
Exposed Concrete	10%			LIFE	* *	5-10	\$700	
Glass: Susp Panels	3%			LIFE	* *	10	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Conference Room - 2nd Floor								
Explanation : Decorative Panels								
Gypsum Board	25%			LIFE	* *	5-10	\$4,800	
Plaster	15%			LIFE	* *	5-10	\$1,400	
Plaster	2%			LIFE	* *	5-10	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Conference Room - 2nd Floor								
Explanation : Decorative Plaster Ceiling								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,200	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated @ 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$104,500	5	\$400	
Raceway								
Conduit	70%			2027	\$20,800	1		
Conduit	20%			2037	* *	1		
Conduit	10%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$3,200	5		
Molded Case Bkrs	70%			2035	* *	5	\$300	
Molded Case Bkrs	20%			2043	* *	5	\$100	
Wiring								
Thermoplastic	20%			2047	* *	1		
Thermoplastic	80%			2037	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2350

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2035	* *	10	\$3,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2035	* *	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	2%			2027	\$1,000	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$2,700	10	\$500	
Exit, Service	50%			2027	\$700	1		
Exterior Lighting								
HID	10%			2027	\$6,500	10		
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$10,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future 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%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>								
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$300	

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

Asset # : 2350

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	90%			2032	* *	1	\$1,100	
	Fan Coil Unit/Heat	10%			2027	\$6,000	1	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Split Unit	40%			2027	\$7,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 3 Units, Rear Yard							
	Split Unit	30%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Rear Yard							
		Explanation : R-410 Refrigerant							
	Window/Wall Unit	15%			2022	\$1,200	1		
	No Component	15%							
	Terminal Devices								
	Direct Expansion	70%			2027	\$7,400	1		
	No Component	30%							
	Heat Rejection								
	Remote Air Cond	70%			2027	\$14,200	2	\$1,800	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	
	Exhaust Fans								
	Interior	100%			2027	\$4,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$900	2	\$100	
	HW Heat Exchanger								
	HTHW/HW	100%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2027	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$63,500		\$100	
Interior Architecture	\$4,200			\$1,600
Electrical	\$900	\$800	\$1,200	\$800
Mechanical	\$2,300	\$400	\$800	\$7,400
Total	\$70,900	\$1,100	\$2,100	\$9,800
Importance Code A	\$63,600	\$100	\$300	\$100
Importance Code B	\$5,800	\$1,000	\$1,800	\$9,700
Importance Code C	\$1,400			
Total	\$70,900	\$1,100	\$2,100	\$9,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$9,200	LIFE	* *	5	\$1,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Above Vents - North / South / East Facades								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Building Base								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Building Base								
Masonry: Brick	55%			LIFE	* *	5	\$5,200	
Masonry: Limestone	5%	Now	\$8,300	LIFE	* *	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Above Vents - East / North / South Facades								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Above Vents - East / North / South Facades								
Masonry: Limestone	10%			LIFE	* *	5	\$700	
Windows								
Metal Clad	10%	Now	\$2,400	2052	* *	5	\$100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Metal Louvers	5%			2030	* *	10	\$100	
Wood	85%	Now	\$11,000	2052	* *	5	\$1,800	
Dry Rot/Decay, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 5%								
Location : At Grade								
Explanation : Protective Metal Grilles								
Parapets								
Masonry: Limestone	100%	Now	\$29,500	LIFE	* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Cornice								
Roof								
Built-Up (BUR)	25%			2027	\$6,000	10	\$1,200	
Copper/Terne	75%			2042	* *	10	\$9,200	

Interior

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

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

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

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

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

Interior

Floors

Carpet	75%			2023	\$41,900	3	\$6,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$900	
Vinyl Tile	20%			2027	\$7,400	3	\$400	

Interior Walls

Concrete Masonry Unit	10%			LIFE	* *	5	\$100	
Gypsum Board	60%			LIFE	* *	5-10	\$1,700	
Masonry: Brick	5%			LIFE	* *	10		
Plaster	25%			LIFE	* *	5-10	\$400	

Ceilings

AcousTileSusp.Lay-In	85%			2032	* *	5	\$3,500	
Plaster	15%			LIFE	* *	5-10	\$1,100	

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

Over 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 600 Amperes, 4160 Volts

Transformers

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

Location : Electrical Room

Explanation : 225kva, 4160/208/120 Volts

Feeders

Cable	100%			2035	* *	1		
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Raceway

Conduit	100%			2037	* *	1		
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Under 600 Volts

Transformers

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

Location : Electrical Room

Explanation : 30kva, 480/208/120 Volts

Switchgear / Switchboard

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

Conduit	100%			2037	* *	1		
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Panelboards

Fused Disc Sw	10%			2035	* *	5		
Molded Case Bkrs	90%			2035	* *	5	\$300	

Wiring

Thermoplastic	100%			2037	* *	1		
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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2040	* *	5	\$100	
Locally Mounted	30%			2032	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	2%			2027	\$100	10	\$100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	98%			2035	* *	10	\$2,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$300	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	20%			2027	\$9,600	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entry And Exit Points</i>								
<i>Explanation : Intrusion Alarm Only, Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	* *	1-3	\$7,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future 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%			2047	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger							
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$200	
	Terminal Devices								
	Air Handler	70%			2022	\$11,000	1	\$1,200	
	Convactor/Radiator	30%			2032	* *	1	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Split Unit	50%			2022	\$6,700			
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : 3 Units, Rear Yard							
	Split Unit	20%			2032	* *			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1 Unit, Rear Yard							
	No Component	30%							
	Terminal Devices								
	Direct Expansion	70%			2022	\$4,400	1		
	No Component	30%							
	Heat Rejection								
	Remote Air Cond	50%			2022	\$6,100	2	\$1,000	
	Remote Air Cond	20%			2032	* *	2	\$400	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,400	
	Exhaust Fans								
	Interior	100%			2027	\$3,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$7,200	4	\$2,500	
	Fixtures								
	Generic	100%							

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

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

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

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

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

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

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

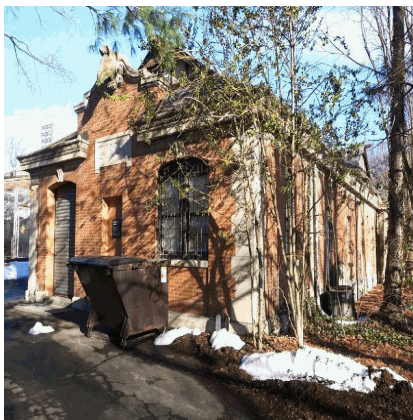
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO EDUCATIONAL SERVICES-#11
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.110 / 2347 **Yr Built/Renovated** : 1915 /
Area Sq Ft : 6,425 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,ATT
Block : 3120 **Lot** : 20 **BIN** : 2116679

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$36,100	
Electrical		\$35,500
Total	\$36,100	\$35,500
Importance Code A	\$36,100	
Importance Code B		\$35,500
Total	\$36,100	\$35,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$77,700			
Interior Architecture	\$47,100		\$100	\$400
Electrical	\$22,900		\$100	
Mechanical	\$12,400	\$500	\$3,000	\$500
Total	\$160,100	\$600	\$3,200	\$1,000
Importance Code A	\$77,900	\$200	\$200	\$200
Importance Code B	\$76,500	\$400	\$3,100	\$800
Importance Code C	\$5,700			
Total	\$160,100	\$600	\$3,200	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,600	
Masonry: Brick	82%	0-2	\$36,100	LIFE	**	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : All Facades								
Masonry: Limestone	5%	Now	\$9,700	LIFE	**	5	\$100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Quoins								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Coiling Doors	3%			2032	**	5	\$300	
Wood	5%	Now	\$8,400	2032	**	5	\$400	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	90%	0-2	\$31,800	2035	**	5	\$1,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 35%								
Location : All Facades								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Wood	10%	Now	\$6,900	2052	**	5	\$1,300	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Basement								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	60%	0-2	\$4,200	LIFE	* *	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : All Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	30%	0-2	\$1,100	LIFE	* *	5		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Miss/Damaged Copings, Extent : Severe, Area Affected : 15%							
	Location : North Facade							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : All Facades							
Masonry: Limestone	10%	0-2	\$900	LIFE	* *	5		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 28%							
	Location : All Facades							
	Staining/Discoloring, Extent : Light, Area Affected : 35%							
	Location : Throughout							
Roof								
Copper/Terne	5%			2042	* *	10	\$1,100	
Slate	95%	Now	\$13,400	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%							
	Location : South Facade							
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$600	LIFE	* *	5	\$600	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Boiler Room							
Ceramic Tile	5%			2030	* *	5	\$300	
Quarry Tile	30%	Now	\$4,800	2032	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Large Animal Run							
	Explanation : Misplaced Floor Drain Causing Flooding In Corridors							
Vinyl Tile	60%	0-2	\$28,500	2037	* *	3	\$1,300	
	Uneven Substrate, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%	Now	\$3,600	2030	* *	5	\$100		
	Adhesion Failure, Extent : Moderate, Area Affected : 50%								
	Location : Tortoise Holding								
Gypsum Board	20%	Now	\$900	LIFE	* *	5	\$600		
	Worn/Eroded, Extent : Severe, Area Affected : 15%								
	Location : Base Of Walls In Corridors								
Plaster	35%			LIFE	* *	5-10	\$1,600		
Plywood/Hardboard	40%			LIFE	* *	10	\$200		
Ceilings									
AcousTileConcealSpLn	10%	0-2	\$300	2032	* *	5	\$300		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Classroom								
Gypsum Board	60%			LIFE	* *	5-10	\$9,100		
Plaster	30%			LIFE	* *	5-10	\$2,300		
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2027	\$1,400	5			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage								
	Explanation : Main Service Disconnect Switch Rated @ 100 Amperes								
Transformers									
Dry Type	100%			2025	\$15,400	5			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : One 30 Kva, 480hv-208/120lv								
Raceway									
Conduit	100%			2027	\$30,600	1			
Panelboards									
Molded Case Bkrs	100%			2043	* *	5	\$200		
Wiring									
Braided Cloth	70%	2-4	\$19,000	2052	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Thermoplastic	30%			2047	* *	1			
Lighting									
Interior Lighting									
Fluorescent	95%			2022	\$35,500	10	\$3,300		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
Incandescent	5%			2022	\$1,900	2			

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

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2022		\$2,500	10	\$500	
Exit, Service	50%			2022		\$300	1		
Exterior Lighting									
Incandescent	20%			2022		\$4,000	2		
No Component	80%								

Alarm

Security System									
No Component	80%								
Generic	20%			2022		\$3,800	1	\$500	

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

Location : Hallways

Explanation : Intrusion Alarm Only

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

Heating

Energy Source									
Natural Gas	100%			2037		* *	1		
Conversion Equipment									
Hot Water Boiler	100%			2025		\$8,400	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2026		\$18,700	4	\$300	
Terminal Devices									
Air Handler	60%			2022		\$12,100	1	\$1,400	
Convactor/Radiator	40%			2025		\$14,100	1	\$500	

Air Conditioning

Energy Source									
Electricity	100%			2035		* *	1		
Conversion Equipment									
Split Unit	20%			2022		\$3,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>									
<i>Location : 1st Floor</i>									
Window/Wall Unit	30%			2020		\$2,300	1		
No Component	50%								
Terminal Devices									
Air Handler/Cool/Ht	20%			2022		\$1,600	1	\$500	
No Component	80%								
Heat Rejection									
Air Condenser Unit	20%			2027		\$700	2	\$500	
No Component	80%								

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,400	
	Exhaust Fans								
	Interior	100%			2022	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$11,100	1		
	Water Heater								
	Gas Fired	100%			2025	\$900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,200	LIFE	* *	1		
			Corroded, Extent : Moderate, Area Affected : 30%						
			Location : Throughout						
	Sump Pump(s)								
	Submersible	100%			2018	\$6,500	4	\$2,500	
	Fixtures								
	Generic	100%							

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO ELEPHANT HOUSE-#37
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.370 / 2352 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 14,320 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116680

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$642,500	\$61,500
Interior Architecture	\$57,100	\$50,500
Electrical		\$47,600
Mechanical		\$150,900
Total	\$699,600	\$310,500
Importance Code A	\$642,500	\$79,300
Importance Code B		\$231,100
Importance Code C	\$57,100	
Total	\$699,600	\$310,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$31,000			
Interior Architecture	\$75,900			\$2,900
Electrical	\$6,200	\$1,300	\$3,100	\$1,300
Mechanical	\$20,600	\$1,700	\$2,900	\$1,700
Total	\$133,700	\$2,900	\$6,000	\$5,900
Importance Code A	\$31,800	\$700	\$700	\$700
Importance Code B	\$59,400	\$2,200	\$5,200	\$5,200
Importance Code C	\$42,600			
Total	\$133,700	\$2,900	\$6,000	\$5,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	0-2	\$11,600	LIFE	* *	5	\$5,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Banding At Rotunda								
Masonry: Brick	3%	Now	\$9,700	LIFE	* *	5	\$1,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Electrical Room Entrance								
Misaligned/Bulging, Extent : Light, Area Affected : 15%								
Location : North Facade								
Masonry: Granite	5%			LIFE	* *	5	\$2,500	
Masonry: Limestone	85%	Now	\$368,600	LIFE	* *	5	\$21,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Within Cupola Above Central Dome								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Main Facades								
Window Wall	5%			2037	* *	5	\$6,300	
Windows								
Wood	100%	0-2	\$8,400	2035	* *	5	\$2,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Clerstory Windows								
Parapets								
Masonry: Limestone	100%	Now	\$79,800	LIFE	* *	5	\$6,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Cornice								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Cornice								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Roof								
Copper/Terne	80%			2062	* *	10	\$61,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Roof Replaced In 2014								
Skylight, Metal/Glass	20%	Now	\$194,200	2037	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 50%								
Location : Rotunda								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2023	\$60,700	3	\$8,900	
Cast in Place Concrete	20%			LIFE	* *	5	\$19,500	
Quarry Tile	35%			2032	* *	5	\$11,700	
Vinyl Tile	25%			2027	\$50,500	3	\$2,800	
Interior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *	10	\$34,200	
Fiberglass Panel	5%			LIFE	* *	10	\$400	
Masonry: Brick	45%	Now	\$57,100	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Rhino Exhibit And South Entry Vestibule								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Entry Vestibule								
Masonry: Limestone	10%			LIFE	* *	10	\$1,200	
Metal Panel	5%			LIFE	* *	10	\$700	
Wood	5%			LIFE	* *	5	\$12,200	
Ceilings								
AcousTileConcealSpLn	5%			2032	* *	5	\$1,400	
Masonry: Infill Arch	95%	0-2	\$20,700	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Entry Vestibule								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 600 Amperes, 4160v								
Transformers								
Dry Type	100%			2032	* *	3	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 300 Kva, 4160 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 Disconnect Switch Rated @ 600 Amperes.								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	75%			2032	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 112 Kva, 480 Hv - 208/120 Lv, And One 15 Kva 480 Hv - 208/120 Lv							
Dry Type	25%			2044	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 75kva, 480/2018/120 Volts							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	* *	5	\$400	
Raceway								
Conduit	100%			2037	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	* *	5		
Molded Case Bkrs	95%			2035	* *	5	\$400	
Wiring								
Thermoplastic	100%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	* *	1	\$4,400	
Generators								
Diesel	100%			2030	* *	1	\$5,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Emergency Generator Rated @ 125kw							
Batteries								
Nickel Cadmium	100%			2020	\$1,600	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 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	75%			2035	* *	10	\$10,200	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	15%			2035	* *	10	\$2,000	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Exhibit							
HID	10%			2027		10		

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

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

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

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

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

Lighting

Egress Lighting
 Emergency, Service
 Exit, LED

50%
 50% Now \$3,300 2027 \$3,900 * * 1

Not Functioning, Extent : Moderate, Area Affected : 100%

Location : 1st Floor

Exterior Lighting
 Fluorescent

10% 2027 \$4,900 10 \$100

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Outside

No Component

90%

Alarm

Fire/Smoke Detection
 No Component
 Generic, Analog

70%
 30% 2027 \$47,600 1-3 \$2,700

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

Location : Hallways

Explanation : Manual Pull Stations And Alarm Bells Only

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

Heating

Energy Source
 Natural Gas

100% 2037 * * 1

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

Location : Basement

Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers

Conversion Equipment
 Hot Water Boiler

50% 2025 \$17,900 1 \$3,700

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

Location : Basement

Explanation : 2 Units And 1 Cogenerated Hot Water Heat Exchanger.

Hot Water Boiler

50% 2044 * * 1 \$3,700

Distribution

Hot Wtr Piping/Pump

100% Now \$8,000 2035 * * 4 \$700

Corroded, Extent : Moderate, Area Affected : 30%

Location : Valves And Piping In Basement

Terminal Devices
 Air Handler

100% 2022 \$85,600 1 \$9,200

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$13,100

Exhaust Fans

Interior

100% 2022 \$20,900 2 \$500

Plumbing

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$4,700	2025	\$47,400	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	HW Heat Exchanger								
	Low Temp	100%	Now	\$500	2027	\$4,900	4	\$1,500	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$11,800	4	\$2,500	
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO FARM APARTMENTS
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.930 / 2363 **Yr Built/Renovated** : 1935 / 2007
Area Sq Ft : 16,750 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116676

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$127,000	
Electrical		\$187,700
Mechanical		\$48,400
Total	\$127,000	\$236,100
Importance Code A	\$127,000	
Importance Code B		\$236,100
Total	\$127,000	\$236,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,000	\$600	\$1,400	
Interior Architecture	\$35,400		\$3,700	
Electrical	\$41,200	\$1,200	\$1,200	\$1,400
Mechanical	\$8,700	\$2,600	\$1,400	\$1,400
Total	\$110,300	\$4,400	\$7,700	\$2,700
Importance Code A	\$25,800	\$1,400	\$2,200	\$800
Importance Code B	\$70,800	\$2,900	\$5,500	\$1,900
Importance Code C	\$13,700			
Total	\$110,300	\$4,400	\$7,700	\$2,700



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2047	**	10	\$800	
Masonry: Brick	80%	Now	\$127,000	LIFE	**	5	\$14,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Loading Docks								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 50%								
Location : North, South And East Facades								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Panel	5%			2037	**	5-10	\$6,200	
Metal Sect. OHD	5%			2040	**	5	\$2,800	
Slate Panels	5%	Now	\$2,300	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Upper Floor								
Weathering Steel	3%			LIFE	**	1		
Windows								
Aluminum	75%			2049	**	5	\$1,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steel	25%	0-2	\$1,100	2035	**	5	\$2,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout West Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout West Facade								
Roof								
Copper/Terne	2%			2042	**	10	\$400	
Slate	43%	Now	\$15,200	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Building								
Explanation : Roof Area Is Over Directors House								
Slate	55%	0-2	\$6,500	LIFE	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : East Building								
Explanation : Roof Area Over Curatorial Apartments								

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

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

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

Interior

Floors

Carpet	25%			2026	\$77,400	3	\$9,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400	
Ceramic Tile	5%			2030	* *	5	\$1,200	
Wood	15%			2042	* *	5	\$7,000	
Not Accessible	50%							

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

Location : Directors House

Explanation : Private Access Only

Interior Walls

Gypsum Board	15%			LIFE	* *	5-10	\$9,800	
Plaster	35%			LIFE	* *	5-10	\$11,400	
Not Accessible	50%							

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

Location : Directors House

Explanation : Private Access Only

Ceilings

Gypsum Board	20%			LIFE	* *	5-10	\$17,100	
Plaster	30%			LIFE	* *	5-10	\$12,800	
Not Accessible	50%							

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

Location : Directors House

Explanation : Private Access

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$4,700	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st Floor

Explanation : Main Service Switch Rated @ 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$95,500	5	\$100	
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Raceway

Conduit	100%			2027	\$27,100	1		
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Panelboards

Fused Disc Sw	5%			2026	\$1,500	5		
Molded Case Bkrs	95%			2026	\$27,700	5	\$400	

Wiring

Braided Cloth	50%	2-4	\$22,800	2052	* *	1		
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Insulation Damaged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	30%			2027	\$13,700	1		
Thermoplastic	20%			2037	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2025	\$28,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$5,200	
	Generators								
	Diesel	100%			2040	* *	1	\$6,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator No Available Nameplate Ratings							
	Batteries								
	Lead/Acid	100%			2022	\$1,500	5	\$600	
	Fuel Storage								
	Main Tank	100%			2062	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 300 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2022	\$46,100	10	\$7,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2027	\$46,100	10	\$7,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	Incandescent	20%			2022	\$10,500	2		
	No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2047	* *	5	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : (3) 250 Gallon Oil Tanks							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$8,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Ground Level Boiler Room And Basement						
			Explanation : (2) #2 Oil Burning Boilers						
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	100%			2032	* *	1	\$5,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2022	\$20,000	1		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$48,400	1		
	HW Heat Exchanger								
	Low Temp	100%			2047	* *	4	\$2,500	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : Ground Level And Basement Boiler Rooms						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Ground Floor And Basement Boiler Rooms						
			Explanation : 2 Domestic Hot Water Tanks With Hot Water Coils						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2018	\$6,500	4	\$2,500	
	Fixtures								
	Generic	100%							

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO GIRAFFE BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.560 / 2333 **Yr Built/Renovated** : 1980 /
Area Sq Ft : 8,020 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116681

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$73,400
Interior Architecture		\$59,600
Electrical		\$125,500
Total		\$258,500
Importance Code A		\$73,400
Importance Code B		\$185,100
Total		\$258,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$59,200			
Interior Architecture	\$50,300			
Electrical	\$100			\$100
Mechanical	\$20,800	\$1,000	\$1,800	\$800
Total	\$130,400	\$1,000	\$1,900	\$900
Importance Code A	\$75,700	\$400	\$400	\$400
Importance Code B	\$47,400	\$600	\$1,400	\$500
Importance Code C	\$7,300			
Total	\$130,400	\$1,000	\$1,900	\$900



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$21,100	
Metal Panel	5%			2037	**	5-10	\$6,400	
Window Wall	5%	0-2	\$13,200	2037	**	5	\$1,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Mullions At Main Entrance								
Windows								
Aluminum	100%	0-2	\$12,000	2035	**	5	\$100	
Glazing Clouded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	95%			LIFE	**	5-10	\$13,900	
Metal Panel	5%			2037	**	5	\$500	
Roof								
Modified Bitumen	75%			2027	\$73,400	10	\$12,900	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Roof Recently Resurfaced								
Skylight, Metal/Glass	5%	0-2	\$12,400	2037	**			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Viewing Area								
Skylight, Plastic	20%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	35%			LIFE	**	5	\$19,100	
Panel/Paver: Cer/Brk	35%	Now	\$20,000	2035	**	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Public Space And Public Entrance								
Quarry Tile	15%	0-2	\$5,200	2032	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Public Space								
Steel Grating	15%			2037	**	1		
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$10,900	
Plaster	20%			LIFE	**	5-10	\$2,900	
Ceilings								
Fiber Board	75%			2027	\$59,600			
Plaster	20%			LIFE	**	5-10	\$4,300	
Wood	5%			LIFE	**	5	\$10,900	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
Transformers								
Dry Type	100%			2032	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 45 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$79,200	5	\$200	
Raceway								
Conduit	100%			2027	\$13,600	1		
Panelboards								
Fused Disc Sw	5%			2026	\$700	5		
Molded Case Bkrs	95%			2026	\$13,900	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$17,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$28,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2027	\$41,700	10	\$6,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2027	\$4,600	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibits</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$5,500	10	\$1,000	
Exit, Service	50%			2027	\$1,400	1		
Exterior Lighting								
HID	30%			2027	\$8,900	10		
No Component	70%							

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

Heating

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2037	* *	1		
	Interruptible Gas/Dual Fuel	90%	Now	\$200	2037	* *	1		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Oil Control Box, Boiler Room							
	Conversion Equipment								
	Furnace	10%	Now	\$100	2027	\$1,000	1	\$400	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Wild Dog Area							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Wild Dog Area, 1st Floor							
		Explanation : 1 Unit							
	Hot Water Boiler	90%	0-2	\$16,400	2047	* *	1	\$3,300	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler							
		On Extended Life, Extent : Severe, Area Affected : 90%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	90%			2035	* *	4	\$600	
	No Component	10%							
	Terminal Devices								
	Air Handler	60%	Now	\$1,300	2022	\$26,300	1	\$2,800	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : For Interviewing Area							
	Convactor/Radiator	10%			2032	* *	1	\$300	
	Fan Coil Unit/Heat	20%			2027	\$24,300	1	\$500	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	2%			2020	\$300	1		
	No Component	98%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
	Exhaust Fans								
	Interior	70%			2022	\$7,500	2	\$200	
	Roof	30%			2022	\$1,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2025	\$1,300	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO GRAPHICS BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.430 / 2331 **Yr Built/Renovated** : 1935 / 2002
Area Sq Ft : 9,690 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116682

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$81,600		\$100	
Interior Architecture	\$18,100			\$700
Electrical	\$300	\$100		\$100
Mechanical	\$5,100	\$200	\$200	\$200
Total	\$105,100	\$300	\$300	\$900
Importance Code A	\$86,600	\$100	\$200	\$100
Importance Code B	\$17,500	\$200	\$100	\$800
Importance Code C	\$1,000			
Total	\$105,100	\$300	\$300	\$900



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$28,600	LIFE	**	5	\$2,600	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : West Entrance And East Stairs									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : West Entrance									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Entire Facility Under Construction. Slated For Completion On Jan 2017. Report To Follow From April 2012 Survey									
Explanation : Under Construction									
Masonry: Brick	75%	Now	\$34,500	LIFE	**	5	\$3,900		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 25%									
Location : East Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Near Basement Entrance									
Stucco Cement	10%			2032	**	5	\$1,300		
Wood	5%	Now	\$4,000	2040	**	5	\$700		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : At Main Entrance									
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : At Main Entrance									
Windows									
Aluminum	35%			2035	**	5	\$200		
Wood	65%	Now	\$8,400	2052	**	5	\$1,500		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$1,400		
Masonry: Brick	95%	0-2	\$5,100	LIFE	**	5	\$900		
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
Skylight, Plastic	3%			2032	**	1			
Not Accessible	97%								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%			2023	\$16,700	3	\$2,700	
Cast in Place Concrete	40%			LIFE	**	5	\$5,900	
Ceramic Tile	10%	0-2	\$6,300	2042	**	5	\$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : First Floor								
Vinyl Tile	10%	0-2	\$600	2032	**	3	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%								
Location : Second Floor								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$200	
Concrete Masonry Unit	20%			LIFE	**	5	\$200	
Gypsum Board	35%			LIFE	**	5-10	\$800	
Masonry: Brick	40%			LIFE	**	10	\$200	
Ceilings								
Exposed Concrete	30%			LIFE	**	5-10	\$1,300	
Exposed Concrete	5%	Now	\$2,100	LIFE	**	5		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Beam Over Second Floor Exit								
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Offices								
Gypsum Board	15%			LIFE	**	5-10	\$1,700	
Gypsum Board	10%	Now	\$700	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2002 Addition								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 2002 Addition								
Plaster	40%	0-2	\$1,700	LIFE	**	5	\$800	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Along Perimeter Of Second Floor								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Under 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 @ 400 Amperes.								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2053	* *	5	\$300	
	Raceway								
	Conduit	70%			2027	\$21,400	1		
	Conduit	30%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$1,500	5		
	Molded Case Bkrs	40%			2026	\$5,800	5	\$100	
	Molded Case Bkrs	50%			2049	* *	5	\$100	
	Wiring								
	Thermoplastic	50%			2027	\$13,500	1		
	Thermoplastic	50%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$14,800	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2027	\$1,100	10	\$100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	43%			2035	* *	10	\$900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2022	\$400	10		
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	LED	50%			2035	* *			
	Egress Lighting								
	Under Construction	100%							
	Exterior Lighting								
	Under Construction	100%							
Alarm									
	Fire/Smoke Detection								
	Under Construction	100%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$4,900	2047	* *	1	\$1,000	
				Corroded, Extent : Severe, Area Affected : 70%					
				Location : Basement					
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit					
Distribution									
	Hot Wtr Piping/Pump	70%			2035	* *	4	\$100	
	Under Construction	30%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location :					
				Explanation : Entire 3rd Floor Is Under Construction					
Terminal Devices									
	Convactor/Radiator	70%			2025	\$14,400	1	\$500	
	Under Construction	30%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location :					
				Explanation : Entire 3rd Floor Is Under Construction					
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
Conversion Equipment									
	Window/Wall Unit	30%			2022	\$1,300	1		
	No Component	30%							
	Under Construction	40%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location : Roof					
				Explanation : Rtu Replacement					
Ventilation									
	Distribution								
	No Component	60%							
	Under Construction	40%							
Exhaust Fans									
	Roof	40%			2022	\$700	2		
	Wall Unit	20%			2027	\$700	2		
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
Water Heater									
	Gas Fired	100%			2027	\$500	2		
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Basement					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	20%	0-2	\$100	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Cast Iron	80%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2027	\$1,300	1-2		

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO JUNGLE WORLD
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.880 / 2361 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 18,350 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3120 **Lot** : 20 **BIN** : 2116683

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$132,100	\$54,500
Interior Architecture	\$141,700	\$83,300
Electrical		\$292,800
Mechanical	\$86,100	\$42,200
Total	\$359,900	\$472,700
Importance Code A	\$132,100	\$54,500
Importance Code B	\$227,800	\$418,300
Total	\$359,900	\$472,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,700		\$12,800	
Interior Architecture	\$80,500		\$700	\$4,900
Electrical	\$3,300	\$2,300	\$4,900	\$2,800
Mechanical	\$51,100	\$5,400	\$10,500	\$33,600
Total	\$169,600	\$7,700	\$28,800	\$41,400
Importance Code A	\$35,600	\$900	\$13,700	\$900
Importance Code B	\$91,100	\$6,800	\$15,200	\$40,500
Importance Code C	\$42,900			
Total	\$169,600	\$7,700	\$28,800	\$41,400



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO 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	\$11,300		
Masonry: Brick Cavity	80%	0-2	\$132,100	LIFE	**	5	\$18,000		
Expansion Jnt Failure, Extent : Light, Area Affected : 20%									
Location : All Facades									
Horizontal Cracks, Extent : Moderate, Area Affected : 20%									
Location : East Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : East Facade									
Vegetation Growth, Extent : Moderate, Area Affected : 35%									
Location : All Facades									
Metal Panel	10%			2037	**	5-10	\$15,500		
Window Wall	5%			2037	**	5	\$4,200		
Windows									
Metal Louvers	100%			2030	**	10	\$12,800		
Parapets									
Masonry: Brick	10%	Now	\$1,400	LIFE	**	5	\$100		
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Rusting Masonry Supt, Extent : Light, Area Affected : 15%									
Location : Throughout									
Metal Panel	2%			2037	**	5	\$100		
No Component	88%								
Roof									
Built-Up (BUR)	10%	Now	\$2,600	2037	**				
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Lower Roof With Mechanical Equipment - Abutting Cogen Plant									
Metal Panel	15%			2032	**	10	\$1,600		
Sloped Glazing	70%	Now	\$23,400	LIFE	**	5	\$54,500		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Exhibition Space									
Traffic Topping	5%	Now	\$1,700	2037	**				
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Over Kitchen									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Kitchen									
Interior									
Floors									
Carpet	35%			2023	\$118,700	3	\$19,000		
Cast in Place Concrete	45%			LIFE	**	5	\$53,500		
Ceramic Tile	5%			2030	**	5	\$1,400		
Vinyl Tile	5%			2027	\$11,300	3	\$700		
Wood	10%			2042	**	5	\$5,100		

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

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

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

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

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

Interior

Interior Walls

Cast in Place Concrete	30%			LIFE	**	10		\$31,500	
Concrete Masonry Unit	40%			LIFE	**	5		\$13,500	
Glass: Special Gauge	10%			LIFE	**	1			
Plaster	20%			LIFE	**	5-10		\$7,100	

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

Location : Throughout Exhibit Areas

Explanation : Hand Painted Murals

Ceilings

AcousTileSusp.Lay-In	10%			2032	**	5		\$2,700	
Exposed Concrete	20%			LIFE	**	5-10		\$6,800	
Exposed Struc: Wood	35%	2-4	\$58,400	LIFE	**				

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Exhibit Areas

Wood	35%			LIFE	**	5		\$166,600	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Transformers

Dry Type	100%			2025		\$15,400	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st And 2nd Floor

Explanation : One 30 Kva, 480hv-208/120lv & Three 15 Kva, 480hv-208/120lv

Switchgear / Switchboard

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

Conduit	50%			2027		\$13,600	1		
Conduit	50%			2037	**		1		

Panelboards

Fused Disc Sw	5%			2035	**	5			
Fused Disc Sw	10%			2026		\$2,900	5		
Molded Case Bkrs	55%			2026		\$16,100	5	\$300	
Molded Case Bkrs	30%			2035	**	5		\$100	

Wiring

Thermoplastic	30%			2037	**	1			
Thermoplastic	70%			2027		\$32,000	1		

Motor Controllers

Locally Mounted	30%			2032	**	5			
Motor Control Center	70%			2025		\$20,200	5	\$400	

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Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	* *	1	\$5,700	
Generators								
Diesel	100%			2030	* *	1	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Diesel Generator Rated @ 235kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$700	
Fuel Storage								
Day Tank	50%			2035	* *	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 25 Gallons Rated Capacity</i>								
Main Tank	50%			2042	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 5000 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$30,300	10	\$5,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exhibits Area</i>								
Fluorescent	50%			2035	* *	10	\$8,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2027	\$44,900	2	\$100	
Egress Lighting								
Emergency, Service	40%			2027	\$3,500	1		
Emergency, Battery	10%			2027	\$2,400	10	\$400	
Exit, Service	50%			2027	\$3,000	1		
Exterior Lighting								
HID	30%			2027	\$20,300	10		
No Component	70%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$185,600	1-3	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Stations, Horns</i>								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Interruptible Gas/Dual Fuel	100%			2037	* *	1		
	Conversion Equipment								
Hot Water Boiler	Hot Water Boiler	50%			2032	* *	1	\$4,500	
	Hot Water Boiler	50%			2044	* *	1	\$4,500	
Distribution									
Hot Wtr Piping/Pump	Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,300	
Terminal Devices									
Air Handler	Air Handler	90%	2-4	\$86,100	2037	* *	1	\$9,100	
	On Extended Life, Extent : Moderate, Area Affected : 90% Location : Basement And Second Floor Fan Rooms								
	Fan Coil Unit/Heat	10%	2-4	\$26,600	2037	* *	1	\$500	
On Extended Life, Extent : Moderate, Area Affected : 10% Location : Hallway And Vestibule									
Air Conditioning									
Energy Source	Electricity	30%			2035	* *	1		
	Steam/HW System	70%			2037	* *	1		
Conversion Equipment	Absorption Chiller/Steam/HW	70%			2030	* *	1	\$13,800	
	Other Observation, Extent : Light, Area Affected : 70% Location : Co-gener Plant Explanation : Refrigerant Lithium Bromide. Installed In Adjacent Building								
	Exterior Pkg Unit - Cooling	10%			2027	\$1,500	2	\$100	
R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Outside									
No Component		20%							
Distribution									
Chilled Wtr Pipe/Pump	Chilled Wtr Pipe/Pump	70%			2037	* *	4	\$600	
No Component		30%							
Terminal Devices									
Air Handler/Cool/Ht	Air Handler/Cool/Ht	70%			2022	\$42,200	1	\$7,900	
No Component		30%							
Heat Rejection									
Water Cooling Tower	Water Cooling Tower	70%			2021	\$28,500	2	\$12,800	
	Corroded, Extent : Moderate, Area Affected : 70% Location : Moderate Deterioration Evident On Extended Life, Extent : Moderate, Area Affected : 70% Location : Adjacent To Cogen Plant Other Observation, Extent : Light, Area Affected : 70% Location : Outside Explanation : Has Been Disconnected. Replacement Has Scheduled.								
	No Component	30%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,000	
Exhaust Fans									
	Interior	90%			2022	\$21,100	2	\$500	
On Extended Life, Extent : Moderate, Area Affected : 90%									
Location : Basement									
	Roof	10%			2022	\$1,400	2	\$100	
On Extended Life, Extent : Moderate, Area Affected : 10%									
Location : Kitchen Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger									
	Low Temp	30%	Now	\$1,700	2057	* *	4	\$500	
Leak Evident, Extent : Severe, Area Affected : 30%									
Location : 1 Damaged Unit, Mechanical Room									
	Low Temp	70%			2053	* *	4	\$1,300	
Other Observation, Extent : Light, Area Affected : 70%									
Location : Mechanical Room									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%	Now	\$3,900	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Basement Hv2 Room									
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2018	\$6,500	4	\$2,500	
Pool Filter/Treatment									
	Sand	100%			2032	* *	4	\$4,500	
Sewage Ejector(s)									
	Electric	100%			2027	\$10,800	4	\$2,500	
Fixtures									
	Generic	100%							

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.290 / 1576 **Yr Built/Renovated** : 1905 / 2008
Area Sq Ft : 40,268 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116684

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$351,800	\$108,200
Interior Architecture	\$283,300	\$232,500
Total	\$635,100	\$340,600
Importance Code A	\$351,800	\$108,200
Importance Code B	\$232,500	\$232,500
Importance Code C	\$50,800	
Total	\$635,100	\$340,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$87,800		\$7,300	
Interior Architecture	\$79,900		\$4,300	\$2,800
Electrical	\$11,100	\$5,600	\$7,000	\$5,500
Mechanical	\$23,500	\$19,300	\$18,300	\$16,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$206,300	\$28,800	\$40,900	\$28,700
Importance Code A	\$89,900	\$2,100	\$9,500	\$2,100
Importance Code B	\$79,900	\$26,800	\$31,400	\$25,400
Importance Code C	\$36,500			\$1,300
Total	\$206,300	\$28,800	\$40,900	\$28,700



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 Estimates are rounded to the nearest hundred dollars.

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

Asset # : 1576

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$92,200	LIFE	* *	5	\$37,600	
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Retaining Wall - North West Corner									
	Masonry: Brick Cavity	20%			LIFE	* *	5	\$37,600	
	Masonry: Granite	10%			LIFE	* *	5	\$14,100	
	Masonry: Limestone	15%	Now	\$82,400	LIFE	* *	5	\$10,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : West Wall At Mechanical Room									
	Metal Panel	15%			2047	* *	5-10	\$97,000	
Windows									
	Metal Louvers	12%			2036	* *	10	\$1,100	
	Wood	88%			2043	* *	5	\$13,000	
Parapets									
	Masonry: Brick	10%			LIFE	* *	5-10	\$9,100	
	Masonry: Limestone	50%	0-2	\$74,900	LIFE	* *	5	\$8,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Coping Stones Throughout									
	Metal Rail	5%			2040	* *	5-10	\$12,100	
	No Component	35%							
Roof									
	Copper/Terne	50%	Now	\$12,400	2042	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Mongoose Holding Cell									
	Metal Panel	10%	Now	\$10,400	2040	* *			
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Above Women Restroom									
	Paver: Asphalt	15%	Now	\$24,800	2036	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Side Of Building - Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Roof Drain And Embedded Glass Block - Above Lemur Holding Cells And Offices									
	Skylight, Metal/Glass	15%	Now	\$102,400	2047	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Above Small Wonders									
	Skylight, Plastic	10%			2040	* *	1		

Interior

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

Asset # : 1576

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	**	5	\$136,800	
Ceramic Tile	5%			2036	**	5	\$3,100	
Marble Panels	10%			LIFE	**	5	\$9,400	
Quarry Tile	2%			2040	**	5	\$1,900	
Sheet Vinyl/Rubber	20%			2032	**	5	\$18,800	
Terrazzo	3%			LIFE	**	5	\$2,900	
Vinyl Tile	5%			2032	**	3	\$1,200	
Wood	5%			2055	**	5	\$5,900	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$21,400	
Ceramic Tile	3%			2036	**	5	\$2,600	
Concrete Masonry Unit	50%	Now	\$50,800	LIFE	**	5	\$17,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Glass: Special Gauge	8%			LIFE	**	1		
Masonry: Brick	15%			LIFE	**	10	\$3,900	
Masonry: Limestone	2%			LIFE	**	10	\$700	
Operable Wall	2%			2047	**	5	\$6,000	
Plaster	8%			LIFE	**	5-10	\$5,800	
Wood	2%			LIFE	**	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2040	**	5	\$1,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Women Restroom</i>								
Exposed Concrete	45%	Now	\$19,400	LIFE	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lemur And Mongoose Holdings, Fuel Cell Room</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$6,300	
Plaster	15%			LIFE	**	5-10	\$16,100	
Wood	30%			LIFE	**	5	\$328,200	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	**	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Rated @ 600 Amperes, 4160 Volts</i>								
Transformers								
Dry Type	100%			2040	**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 750kva, 4160/480/277 Volts</i>								

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

Asset # : 1576

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Feeders								
Cable	100%			2043	* *	1		
Raceway								
Conduit	100%			2047	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 2- Main Service Disconnect Switches Rated @ 1200 Amperes And 800 Amperes.						
Transformers								
Dry Type	100%			2040	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 300kva & 112kva, 480- 208/120 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 Drive	80%			2040	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$12,400	
Generators								
Diesel	100%			2036	* *	1	\$15,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Generator Room						
		Explanation : Emergency Generator Rated @ 600 Amperes.						
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$9,000	
Fuel Storage								
Main Tank	100%			2055	* *	5	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Generator Room						
		Explanation : 1500 Gallons Rated Capacity						

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

Asset # : 1576

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	85%			2032	* *	10	\$32,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2032	* *	10	\$1,900	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		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									
	Generic, Digital	100%			2032	* *	1-3	\$24,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers							
Conversion Equipment									
	Hot Water Boiler	100%			2040	* *	1	\$20,700	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Mechanical Room							
		Explanation : 1 Unit And 2 Cogenerated Hot Water Heat Exchangers							
Distribution									
	Hot Wtr Piping/Pump	100%			2049	* *	4	\$2,100	

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

Asset # : 1576

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2032	**	1	\$20,700	
Convactor/Radiator	10%			2040	**	1	\$1,400	
Fan Coil Unit/Heat	10%			2032	**	1	\$1,400	
Air Conditioning								
Energy Source								
District C.W.	100%			2047	**	1		
Other Observation, Extent : Light, Area Affected : 60%								
Location : Basement Mechanical Room								
Explanation : From Adjacent Building (West Administrarion .)								
Distribution								
Chilled Wtr Pipe/Pump	100%			2047	**	4	\$3,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$25,800	
Heat Rejection								
Air Condenser Unit	100%			2035	**	2	\$29,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,900	
Exhaust Fans								
Interior	100%			2032	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
HW Heat Exchanger								
Low Temp	100%			2047	**	4	\$6,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
Pool Filter/Treatment								
Sand	100%			2040	**	4	\$10,300	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$2,500	
Backflow Preventer								
Generic	100%			2027	\$4,300	1	\$2,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B, 1, Mezz								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2053	**	1-2	\$11,700	

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

Asset # : 1576

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

Fire Suppression

Fire Pump

Generic

100% Now \$1,700 2036 * * 1 \$7,000

Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Basement

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO MAINTENANCE / PEST CONTROL
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.420 / 2353 **Yr Built/Renovated** : 1935 / 2010
Area Sq Ft : 12,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2116687

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$172,900	
Electrical		\$36,500
Total	\$172,900	\$36,500
Importance Code A	\$172,900	
Importance Code B		\$36,500
Total	\$172,900	\$36,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$300		\$300	
Interior Architecture	\$7,300		\$200	\$600
Electrical			\$100	\$100
Mechanical	\$3,000	\$400	\$400	\$400
Total	\$10,500	\$400	\$1,000	\$1,100
Importance Code A	\$500	\$300	\$600	\$300
Importance Code B	\$9,200	\$100	\$400	\$800
Importance Code C	\$800			
Total	\$10,500	\$400	\$1,000	\$1,100



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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	60%	Now	\$131,400	2057	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Is Actually Composition Siding								
Masonry: Granite	5%			LIFE	* *	5	\$500	
Stucco Cement	5%			2032	* *	5	\$800	
Wood	30%	Now	\$41,600	2032	* *	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Wood Shingles								
Windows								
Aluminum	100%			2035	* *	5	\$600	
Roof								
Asphalt Shingle	95%			2036	* *	10	\$600	
Skylight, Plastic	5%			2032	* *	1		
Interior								
Floors								
Carpet	25%			2023	\$13,600	3	\$2,200	
Cast in Place Concrete	30%			LIFE	* *	5	\$5,700	
Sheet Vinyl/Rubber	5%			2027	\$6,300	5	\$300	
Vinyl Tile	5%			2027	\$1,800	3	\$100	
Wood	10%			2042	* *	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 2nd Floor								
Explanation : Pest Control Offices								
Not Accessible	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd Floor / East Wing								
Explanation : Veterinarian Private Residence								

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

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

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

Interior

Interior Walls

Concrete Masonry Unit	5%				LIFE	**	5	\$100	
Gypsum Board	25%				LIFE	**	5-10	\$800	
Plaster	20%	0-2	\$100		LIFE	**	5	\$100	

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor - Pest Control

Plywood/Hardboard	25%	0-2	\$100	LIFE		**			
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Dry Rot/Decay, Extent : Moderate, Area Affected : 15%

Location : 2nd Floor - Pest Control

Not Accessible	25%								
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Other Observation, Extent : Light, Area Affected : 0%

Location : 2nd Floor / East Wing

Explanation : Veterinarian Private Residence

Ceilings

AcousTileConcealSpLn	25%			2032		**	5	\$1,400	
AcousTileSusp.Lay-In	10%			2040		**	5	\$400	
Gypsum Board	25%			LIFE		**	5-10	\$3,700	
Plaster	15%			LIFE		**	5-10	\$1,100	
Not Accessible	25%								

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

Location : 2nd Floor / East Wing

Explanation : Veterinarian Private Residence

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

Under 600 Volts

Raceway

Conduit	100%			2027	\$27,100		1		
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Panelboards

Fused Disc Sw	5%			2026	\$1,500		5		
Molded Case Bkrs	75%			2026	\$21,900		5	\$200	
Molded Case Bkrs	20%			2035	**		5	\$100	

Wiring

Thermoplastic	80%			2027	\$36,500		1		
Thermoplastic	20%			2037	**		1		

Motor Controllers

Locally Mounted	100%			2025	\$28,800		5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2032	**		10	\$2,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	100%			2032	**		1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MAINTENANCE / PEST CONTROL**

Asset # : 2353

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

Lighting

Exterior Lighting									
HID		20%			2027	\$9,300	10		
No Component		80%							

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

Heating

Energy Source									
Natural Gas		100%			2037	* *	1		
Conversion Equipment									
Steam Boiler		100%			2044	* *	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Steam Boiler</i>									

Distribution									
Steam Piping/Pump		100%	Now	\$2,000	2027	\$19,800	4	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Various</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Terminal Devices									
Convactor/Radiator		100%			2025	\$26,800	1	\$900	

Air Conditioning

Energy Source									
Electricity		100%			2035	* *	1		
Conversion Equipment									
Window/Wall Unit		30%			2022	\$1,800	1		
No Component		70%							

Plumbing

H/C Water Piping									
Brass/Copper		100%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Explanation : Water Main Replacement Is In Progress</i>									

Water Heater									
Gas Fired		100%			2025	\$700	2		

Sanitary Piping									
Cast Iron		100%	Now	\$600	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Water Back Up To Basement When It Rains</i>									

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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO MONORAIL MAINT. BLDG.
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.103 / 2326 **Yr Built/Renovated** : 1977 /
Area Sq Ft : 5,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116685

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$39,600
Mechanical		\$74,600
Total		\$114,200
Importance Code B		\$114,200
Total		\$114,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,800			
Interior Architecture	\$16,600			
Electrical			\$100	\$100
Mechanical	\$200	\$700	\$200	\$700
Total	\$36,600	\$700	\$200	\$800
Importance Code A	\$19,800	\$500		\$500
Importance Code B	\$16,900	\$200	\$200	\$300
Total	\$36,600	\$700	\$200	\$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 MONORAIL MAINT. BLDG.
Asset # : 2326

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$2,300	LIFE	* *	5	\$2,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Foundation Walls							
Metal Panel	85%	0-2	\$2,500	2037	* *	5	\$13,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : At Building Base							
Metal Coiling Doors	10%			2032	* *	5	\$2,600	
Roof								
Metal Panel	100%	Now	\$15,000	2032	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%							
	Location : Along Perimeter							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Along Perimeter							
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$7,800	LIFE	* *	5	\$16,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 25%							
	Location : Various Locations Throughout							
Ceilings								
Exposed Struc: Steel	20%			LIFE	* *	10	\$3,100	
Fiber Board	65%	Now	\$4,000	2027	\$39,600			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Perimeter Edges							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Reinforced Fiberglass Panels							
Metal Panel	15%	Now	\$1,900	LIFE	* *	5	\$1,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Bathroom Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bathroom Area							

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

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated 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	\$1,400	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amps & Two 200 Amps Main Disconnect Switch								
	Transformers								
	Dry Type	100%			2025	\$15,400	5		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 112.5 Kva, 480hv-208/120lv								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$23,900	5	\$100	
	Raceway								
	Conduit	100%			2027	\$3,700	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$700	5		
	Molded Case Bkrs	90%			2026	\$6,600	5	\$100	
	Wiring								
	Thermoplastic	100%			2027	\$8,000	1		
	Motor Controllers								
	Locally Mounted	100%			2025	\$7,000	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	* *	10	\$4,700	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2027	\$3,400	10	\$600	
	Exit, Service	50%			2027	\$700	1		
	Exterior Lighting								
	HID	10%			2027	\$1,900	10		
	Incandescent	10%			2027	\$1,600	2		
	No Component	80%							
Alarm									

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL MAINT. BLDG.
Asset # : 2326

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

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : Cctv Surveillance Camera*

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

Heating

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Radiant Heater

100%

2027

\$21,900

2

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

Terminal Devices

Fan Coil Unit/Heat

100%

2027

\$74,600

1

\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Electric Unit Heaters***Ventilation**

Exhaust Fans

Wall Unit

100%

2027

\$7,500

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2037

* *

1

Water Heater

Electric

100%

2022

\$800

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Backflow Preventer

Not Accessible

100%

Fixtures

Generic

100%

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO MONORAIL SHELTER
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.102 / 2325 **Yr Built/Renovated** : 1977 /
Area Sq Ft : 9,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116686

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$163,600	
Electrical		\$45,400
Total	\$163,600	\$45,400
Importance Code B	\$163,600	\$45,400
Total	\$163,600	\$45,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,800			
Electrical	\$100	\$100	\$200	\$100
Total	\$4,900	\$100	\$200	\$100
Importance Code A	\$4,800			
Importance Code B	\$100	\$100	\$200	\$100
Total	\$4,900	\$100	\$200	\$100



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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

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

Exterior

Exterior Walls

Wood

5% 0-2 \$3,500 2032 * * 5 \$900

Dry Rot/Decay, Extent : Moderate, Area Affected : 20%

Location : Throughout

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

Location : Throughout

Explanation : Exposed Structural Wood Columns That Support The Canopy Roof - No Actual Walls

No Component

95%

Roof

Metal Panel

100% 2-4 \$1,300 2032 * *

Deformed/Dented, Extent : Moderate, Area Affected : 20%

Location : Various Locations

Interior

Ceilings

Exposed Struc: Wood

100% 0-2 \$163,600 LIFE * *

Dry Rot/Decay, Extent : Moderate, Area Affected : 40%

Location : Throughout

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

Over 600 Volts

Service Equipment

Not Accessible

100%

Transformers

Not Accessible

100%

Feeders

Not Accessible

100%

Raceway

Not Accessible

100%

Under 600 Volts

Raceway

Conduit

100%

2037

* * 1

Panelboards

Fused Disc Sw

100%

2035

* * 5

\$200

Wiring

Thermoplastic

100%

2037

* * 1

Lighting

Interior Lighting

Incandescent

100%

2022

\$45,400

2

\$200

Exterior Lighting

HID

20%

2027

\$6,600

10

No Component

80%

Alarm

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO MONORAIL SHELTER
Asset # : 2325

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

Alarm

Security System

No Component

80%

Generic

20%

2035

* *

1

\$700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : Cctv Surveillance Camera*

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO OPERATIONS
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.510 / 2189 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 3,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,900			\$400
Interior Architecture	\$1,000		\$600	\$300
Electrical	\$100			
Mechanical	\$1,600	\$100	\$100	\$100
Total	\$6,600	\$100	\$700	\$800
Importance Code A	\$5,500		\$100	\$400
Importance Code B	\$800		\$600	\$400
Importance Code C	\$300			
Total	\$6,600	\$100	\$700	\$800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$1,700	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Brick	20%			LIFE	**	5	\$700	
Wood Overhead Doors	20%			2032	**	5	\$1,700	
Windows								
Aluminum	98%	2-4	\$1,200	2043	**	5	\$100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	2%			2035	**	5		
Parapets								
Glazed Ceramic Panel	10%			2037	**	5-10	\$300	
Masonry: Brick	40%			LIFE	**	5-10	\$800	
No Component	50%							
Roof								
Metal, Corrugated	50%			2032	**	1		
Roll Roofing	50%			2026	\$1,700	5	\$700	
Interior								
Floors								
Carpet	60%			2023	\$8,000	3	\$1,300	
Cast in Place Concrete	15%			LIFE	**	5	\$700	
Ceramic Tile	5%			2030	**	5	\$100	
Vinyl Tile	20%			2027	\$1,800	3	\$100	
Interior Walls								
Ceramic Tile	5%			2030	**	5		
Concrete Masonry Unit	10%			LIFE	**	5		
Fiberglass Panel	10%			LIFE	**	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Reinforced Fiberboard</i>								
Gypsum Board	55%			LIFE	**	5-10	\$400	
Metal Panel	20%			LIFE	**	10		
Ceilings								
AcousTileSusp.Lay-In	100%			2040	**	5	\$1,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	80%			2027	\$2,900	1		
	Conduit	20%			2047	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2043	* *	5	\$100	
Wiring									
	Thermoplastic	20%			2047	* *	1		
	Thermoplastic	80%			2027	\$6,400	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	* *	10	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
Egress Lighting									
	Emergency, Service	100%			2035	* *	1		
Exterior Lighting									
	HID	20%			2032	* *	10		
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Analog	10%			2022	\$3,100	1-3	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Pull Stations Only								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$1,600	2047	* *	1	\$300	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Adjoining Garage								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjoining Garage								
	Explanation : 1 Unit								
Distribution									
	Hot Wtr Piping/Pump	100%			2026	\$3,500	4	\$100	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	90%			2032	* *	1	\$200	
	Unit Heater-Stm/HW	10%			2027	\$500	4		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Adjoining Garage								
	Explanation : Serves Garage Space								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	75%			2022	\$1,100	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	\$200	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO PHEASANT AVIARY
Address : BRONX RIVER PKWY & FORDHAM RD EAST OF SOUTHERN BLVD.GATE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.540 / 2192 **Yr Built/Renovated** : 1935 / 2004
Area Sq Ft : 7,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** : 2101156

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$44,100	
Mechanical		\$63,000
Total	\$44,100	\$63,000
Importance Code A	\$44,100	
Importance Code B		\$63,000
Total	\$44,100	\$63,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,900		\$3,000	
Interior Architecture	\$30,200			
Electrical	\$9,400			\$100
Mechanical	\$2,300	\$900	\$2,400	\$700
Total	\$84,700	\$900	\$5,400	\$800
Importance Code A	\$43,300	\$400	\$3,400	\$400
Importance Code B	\$39,900	\$500	\$2,000	\$400
Importance Code C	\$1,500			
Total	\$84,700	\$900	\$5,400	\$800



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	20%			LIFE	**	5	\$57,300		
Masonry: Brick	55%	Now	\$9,300	LIFE	**	5	\$15,800		
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : Into Holding Cages On West Facade								
Stucco Cement	10%	0-2	\$1,600	2032	**	5	\$3,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Joints At Chimney								
Wood	15%	Now	\$44,100	2032	**	5	\$10,700		
	Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
	Location : Eaves And Trims								
	Split/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : At Eaves, And Decorative Trims								
Windows									
Aluminum	75%			2035	**	5	\$1,100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Prtoective Metal Grilles								
Wood	25%	Now	\$1,000	2026	\$10,000	5	\$1,800		
	Deteriorated Finish, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Roof									
Asphalt Shingle	90%			2030	**	10	\$2,400		
Skylight, Metal/Glass	5%	Now	\$2,300	2037	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : South Roof								
Skylight, Plastic	5%			2032	**	1			
Interior									
Floors									
Cast in Place Concrete	95%	Now	\$12,400	LIFE	**	5	\$26,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : South Node @ Thresholds In Holding Cages								
	Drains Clogged, Extent : Moderate, Area Affected : 5%								
	Location : South Holding Cages								
Wood	5%			2042	**	5	\$1,200		
Interior Walls									
Masonry: Brick	30%			LIFE	**	10	\$300		
Plaster	70%			LIFE	**	5-10	\$1,900		
Ceilings									
Exposed Concrete	5%			LIFE	**	5-10	\$800		
Gypsum Board	15%			LIFE	**	5-10	\$6,600		
Plaster	80%			LIFE	**	5-10	\$17,700		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2027	\$1,200	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 100 Amps Main Disconnect Switch							
	Molded Case Bkrs	50%			2027	\$1,200	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 125 Amps Main Disconnect Switch							
Transformers									
	Dry Type	100%			2032	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 75 Kva 480hv-208/120lv							
Raceway									
	Conduit	100%			2027	\$13,600	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$700	5		
	Molded Case Bkrs	95%			2026	\$13,900	5	\$200	
Wiring									
	Thermoplastic	100%			2027	\$17,800	1		
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	* *	10	\$7,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	Fluorescent	10%			2022	\$2,300	10	\$100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	No Component	90%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2037	* *	5	\$2,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PHEASANT AVIARY
Asset # : 2192

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2025	\$18,900	1	\$4,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
	Terminal Devices								
	Convactor/Radiator	50%			2032	* *	1	\$1,400	
	Fan Coil Unit/Heat	50%			2027	\$63,000	1	\$1,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2020	\$1,700	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2022	\$700	2		
	Wall Unit	10%			2022	\$1,300	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Electric	50%			2025	\$700	4		
	Electric	50%	Now	\$700	2027	\$700	4		
				On Extended Life, Extent : Severe, Area Affected : 50%					
				Location : 2nd Floor					
	Sanitary Piping								
	Cast Iron	100%	Now	\$900	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Water Backs Up To 1st Floor When It Rain					

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Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO PRIMATES BUILDING-#36
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.360 / 2351 **Yr Built/Renovated** : 1901 / 1999
Area Sq Ft : 15,108 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116688

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$391,000	
Interior Architecture	\$1,150,100	
Electrical		\$109,300
Mechanical		\$268,300
Total	\$1,541,100	\$377,500
Importance Code A	\$391,000	\$37,700
Importance Code B	\$1,049,200	\$339,800
Importance Code C	\$101,000	
Total	\$1,541,100	\$377,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,400		\$7,200	
Interior Architecture	\$63,300			
Electrical	\$30,900		\$100	\$100
Mechanical	\$42,200	\$1,500	\$4,500	\$1,500
Total	\$137,800	\$1,500	\$11,800	\$1,600
Importance Code A	\$2,200	\$800	\$8,000	\$800
Importance Code B	\$123,700	\$700	\$3,800	\$800
Importance Code C	\$12,000			
Total	\$137,800	\$1,500	\$11,800	\$1,600



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

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	10%			2030	**	5	\$13,200	
	Masonry: Brick	65%	0-2	\$112,400	LIFE	**	5	\$22,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Facade Between Brick And Limestone									
	Masonry: Granite	5%			LIFE	**	5	\$2,600	
	Masonry: Limestone	15%	Now	\$68,600	LIFE	**	5	\$4,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Facade Between Brick And Limestone									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : West And East Facade									
	Stucco Cement	5%			2032	**	5	\$4,400	
Windows									
	Aluminum	40%			2043	**	5	\$200	
	Fiberglass Panel	60%			2035	**	5	\$1,200	
Parapets									
	Masonry: Limestone	100%	0-2	\$84,300	LIFE	**	5	\$6,300	
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%									
Location : South Facade									
Roof									
	Copper/Terne	90%	Now	\$125,700	2042	**			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Dome And Over Flanking Access Corridors									
	Fiberglass Panel	10%			2030	**	1		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,300	
	Terrazzo	90%	Now	\$1,049,200	LIFE	**	5	\$16,500	
Deflection Evident, Extent : Severe, Area Affected : 15%									
Location : Throughout Main Public Corridor									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Throughout Animal Cages									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Exhibit Is Closed To Public Due To Failing Floor Condition									

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

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
	Glass: Special Gauge	5%	Now	\$54,800	LIFE	**	1		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout Animal Exhibits									
	Masonry: Brick	5%			LIFE	**	10	\$500	
	Masonry: Fieldstone	20%	Now	\$46,200	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Basement - South East And West Walls									
Explanation : Water Penetration									
	Plaster	25%			LIFE	**	5-10	\$6,800	
	SGFT/Glazed Masonry	40%			LIFE	**	10	\$6,400	
Ceilings									
	AcousTileConcealSpLn	70%	0-2	\$28,400	2032	**	5	\$10,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Main Exhibit Hall									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Exhibit									
	Exposed Concrete	20%	Now	\$16,100	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Ante Room 5 In East Access Corridor And Under Roof Drain In West Corridor									
	Plaster	10%	0-2	\$1,600	LIFE	**	5	\$1,500	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Office									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2037	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 200 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2027	\$104,500	5	\$400	
Raceway									
Conduit		100%			2027	\$29,700	1		
Panelboards									
Fused Disc Sw		5%			2026	\$1,600	5		
Molded Case Bkrs		45%			2026	\$14,400	5	\$200	
Molded Case Bkrs		50%			2035	* *	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$20,000	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2027	\$20,000	1		
	Thermoplastic	20%			2037	* *	1		
Motor Controllers									
	Locally Mounted	90%			2032	* *	5	\$100	
	Locally Mounted	10%			2025	\$3,200	5		
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	90%			2032	* *	10	\$12,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2022	\$4,800	10	\$700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
	Incandescent	5%			2022	\$10,600	2		
Egress Lighting									
	Emergency, Battery	50%			2027	\$11,300	10	\$1,900	
	Exit, Service	50%			2027	\$2,800	1		
Exterior Lighting									
	HID	30%			2022	\$18,300	10		
	No Component	70%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers									
Conversion Equipment									
	Hot Water Boiler	100%			2025	\$37,700	1	\$7,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1 Unit And 1 Cogenerated Hot Water Heat Exchanger									

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO PRIMATES BUILDING-#36
Asset # : 2351

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$8,400	2026	\$84,200	4	\$800	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Thermostats</i>								
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2022	\$36,100	1	\$3,900	
Convactor/Radiator	30%			2025	\$11,700	1	\$1,500	
Fan Coil Unit/Heat	30%			2022	\$75,300	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2020	\$1,700	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,800	
Exhaust Fans								
Interior	100%	0-2	\$22,100	2037	* *	2	\$400	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Attic</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2027	\$35,000	1		
Galv Iron/Steel	30%	Now	\$1,500	2025	\$15,000	1		
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2025	\$2,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Condemn Gas Fired Unit</i>								
HW Heat Exchanger								
HTHW/HW	100%			2037	* *			
Sanitary Piping								
Cast Iron	100%	0-2	\$3,600	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO REPTILE HOUSE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.710 / 2335 **Yr Built/Renovated** : 1900 / 2012
Area Sq Ft : 11,405 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$81,600	\$121,400
Interior Architecture		\$14,700
Electrical		\$45,600
Total	\$81,600	\$181,700
Importance Code A	\$81,600	\$121,400
Importance Code B		\$60,400
Total	\$81,600	\$181,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$90,300		\$300	
Interior Architecture	\$49,900	\$800	\$5,000	\$200
Electrical	\$1,200	\$900	\$1,100	\$2,500
Mechanical	\$11,800	\$1,700	\$2,500	\$1,700
Total	\$153,200	\$3,400	\$8,900	\$4,400
Importance Code A	\$90,900	\$600	\$900	\$600
Importance Code B	\$47,500	\$2,800	\$8,000	\$3,800
Importance Code C	\$14,800			
Total	\$153,200	\$3,400	\$8,900	\$4,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$41,600		
Copper/Terne	5%			2047	* *	10	\$3,100		
Masonry: Brick	50%	4+	\$19,600	LIFE	* *	5	\$13,300		
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : All Facades									
Masonry: Fieldstone	5%			LIFE	* *	5	\$2,000		
Masonry: Granite	10%			LIFE	* *	5	\$4,000		
Masonry: Limestone	5%	Now	\$15,800	LIFE	* *	5	\$1,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Window At North Facade									
Staining/Discoloring, Extent : Severe, Area Affected : 15%									
Location : Main Entrance / Portico									
Metal Panel	3%			2047	* *	5-10	\$5,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Rear Facade									
Explanation : Office Trailers									
Window Wall	4%			2037	* *	5	\$4,000		
Wood	8%			2032	* *	5	\$10,700		
Windows									
Aluminum	95%			2035	* *	5	\$400		
Metal Louvers	5%			2030	* *	10	\$100		
Parapets									
Cast Stone/Terra Cotta	50%	Now	\$28,900	LIFE	* *	5	\$14,700		
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Main Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Main Facade									
Staining/Discoloring, Extent : Severe, Area Affected : 20%									
Location : Throughout									
No Component	50%								
Roof									
Copper/Terne	65%			2055	* *	10	\$39,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Single Ply Membrane	5%			2035	* *	10	\$1,200		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Rear Facade									
Skylight, Plastic	5%	0-2	\$2,200	2040	* *	1			
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%									
Location : Various Locations									
Sloped Glazing	25%			LIFE	* *	5	\$163,200		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Panel/Paver: Cer/Brk	25%			2035	* *	5	\$10,000	
Quarry Tile	10%			2032	* *	5	\$2,700	
Vinyl Tile	35%			2037	* *	3	\$2,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Public Space, 2016</i>								
Vinyl Tile	10%			2027	\$14,700	3	\$900	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,900	
Gypsum Board	25%			LIFE	* *	5-10	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Public Space</i>								
<i>Explanation : Fabric Wall Covering</i>								
Masonry: Brick	25%			LIFE	* *	10	\$1,800	
Plaster	40%			LIFE	* *	5-10	\$8,200	
Ceilings								
AcousTileSusp.Lay-In	20%	0-2	\$2,800	2032	* *	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office Trailers</i>								
Exposed Struc: Steel	25%			LIFE	* *	10	\$8,900	
Gypsum Board	25%			LIFE	* *	5-10	\$15,200	
Plaster	30%			LIFE	* *	5-10	\$9,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	* *	5	\$300	
Raceway								
Conduit	90%			2027	\$24,400	1		
Conduit	10%			2047	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2026	\$2,900	5		
Molded Case Bkrs	50%			2026	\$14,600	5	\$200	
Molded Case Bkrs	40%			2043	* *	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$45,600	1		
Motor Controllers								
Locally Mounted	100%			2025	\$28,800	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$3,500	
Generators								
Diesel	100%			2036	* *	1	\$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated @ 136 Kw								
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$400	
Fuel Storage								
Main Tank	100%			2055	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 225 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	50%			2032	* *	10	\$5,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	50%			2032	* *	10	\$5,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Service	50%			2027	\$2,800	1		
Exit, Service	50%			2027	\$1,900	1		
Exterior Lighting								
Fluorescent	5%			2027	\$1,800	10	\$100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Outside								
No Component	95%							
Alarm								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

70%

Generic

30%

2027

\$10,100

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers.*

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$5,900

*Other Observation, Extent : Light, Area Affected : 50%**Location : Basement Boiler Room**Explanation : 2 Units And 2 Cogenerated Hot Water Heat Exchangers*

Distribution

Hot Wtr Piping/Pump

100%

2035

* *

4

\$900

Terminal Devices

Air Handler

60%

2032

* *

1

\$4,400

Convactor/Radiator

40%

2025

\$10,800

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating

15%

2027

\$5,900

1

\$800

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 15%**Location : 9 Small Units. 2nd Floor*

Window/Wall Unit

5%

2022

\$1,200

1

No Component

80%

Terminal Devices

Fan Coil - Cooling

15%

2032

* *

1

\$600

No Component

85%

Heat Rejection

Remote Air Cond

15%

2032

* *

2

\$1,200

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,400

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO REPTILE HOUSE
Asset # : 2335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2027	\$12,200	2	\$300	
	Wall Unit	20%			2022	\$3,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2037	* *	1		
	Galv Iron/Steel	30%	Now	\$2,100	2032	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Cross Bay								
	HW Heat Exchanger								
	Low Temp	50%	Now	\$1,800	2057	* *	4	\$600	
	Leak Evident, Extent : Severe, Area Affected : 3%								
	Location : Boiler Room								
	Obsolete Equipment, Extent : Severe, Area Affected : 50%								
	Location : 1 Unit In Basement Boiler Room								
	Low Temp	50%			2053	* *	4	\$600	
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,500	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO SHOPS BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.450 / 2186 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 5,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$96,200	\$49,400
Mechanical	\$44,600	\$60,400
Total	\$140,900	\$109,800
Importance Code A	\$96,200	\$49,400
Importance Code B	\$44,600	\$60,400
Total	\$140,900	\$109,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$42,900			
Interior Architecture	\$33,400			
Electrical	\$9,400		\$100	\$100
Mechanical	\$2,100	\$900	\$900	\$900
Total	\$87,700	\$900	\$1,000	\$1,000
Importance Code A	\$43,600	\$600	\$600	\$600
Importance Code B	\$26,500	\$200	\$300	\$300
Importance Code C	\$17,700			
Total	\$87,700	\$900	\$1,000	\$1,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Brick 75% Now \$96,200 LIFE * * 5 \$16,300

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : West Facade, 2nd Floor

Masonry: Brick 25% LIFE * * 5 \$10,900

Windows

Wood 100% Now \$30,300 2052 * * 5 \$5,500

Dry Rot/Decay, Extent : Moderate, Area Affected : 50%

Location : East And West Facades

Unit Inoperable, Extent : Moderate, Area Affected : 50%

Location : Throughout

Parapets

Glazed Ceramic Panel 5% 2037 * * 5-10 \$2,100

Masonry: Brick 10% LIFE * * 5-10 \$2,700

No Component 85%

Roof

Roll Roofing 100% 0-2 \$4,900 2023 \$49,400 5 \$10,200

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : At Perimeter Edges

Interior

Floors

Cast in Place Concrete 100% Now \$5,000 LIFE * * 5 \$21,400

Water Penetration, Extent : Light, Area Affected : 5%

Location : Basement

Interior Walls

Masonry: Brick 90% Now \$16,700 LIFE * *

Horizontal Cracks, Extent : Moderate, Area Affected : 15%

Location : South Stairwell

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : 2nd Floor At Window Headers And Underside Of Of Roof Slab (Electrical And Carpenter Shops)

Wood 10% LIFE * * 5 \$2,000

Ceilings

Exposed Concrete 100% LIFE * * 5-10 \$12,200

Staining/Discoloring, Extent : Light, Area Affected : 20%

Location : Perimeter Walls At 2nd Floor

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2027 \$1,400 5

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated 200 Amperes.

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
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	\$3,300	1		
	Conduit	10%			2047	* *	1		
Panelboards									
	Fused Disc Sw	10%			2026	\$700	5		
	Molded Case Bkrs	60%			2026	\$4,400	5	\$100	
	Molded Case Bkrs	30%			2043	* *	5		
Wiring									
	Thermoplastic	70%			2027	\$5,600	1		
	Thermoplastic	30%			2047	* *	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$7,000	5		
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,300	LIFE	* *	5	\$100	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	100%			2035	* *	10	\$6,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Exterior Lighting									
	HID	20%			2022	\$4,200	10		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Analog	10%			2022	\$5,800	1-3	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Shops									
Explanation : Manual Pull Stations Only									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Natural Gas	100%			2037	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2044	* *	1	\$6,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 1 Gas Fired Steam Boiler									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SHOPS BUILDING
Asset # : 2186

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	100%	2-4	\$44,600	2057	* *	4	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Gravity Return Condensate System							
	Terminal Devices								
	Convactor/Radiator	100%			2025	\$60,400	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	15%			2022	\$2,000	1		
	No Component	85%							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2022	\$9,700	2	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Carpenter Shop							
		Explanation : Approaching End Of Useful Life							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$1,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Basement Locker Room							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$400	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Outside South Of Building							
	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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.740 / 2359 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 11,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** : 2116689

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$174,800
Mechanical	\$59,000	
Total	\$59,000	\$174,800
Importance Code B	\$59,000	\$174,800
Total	\$59,000	\$174,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$64,100			
Interior Architecture	\$72,400		\$2,600	\$2,700
Electrical			\$100	\$100
Mechanical	\$58,800	\$1,000	\$5,900	\$1,000
Total	\$195,300	\$1,000	\$8,600	\$3,800
Importance Code A	\$64,600	\$600	\$600	\$600
Importance Code B	\$122,200	\$400	\$7,400	\$3,200
Importance Code C	\$8,500		\$600	
Total	\$195,300	\$1,000	\$8,600	\$3,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE

Asset # : 2359

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	**	5	\$40,600		
Masonry: Granite	5%			LIFE	**	5	\$2,000		
Masonry: Limestone	5%			LIFE	**	5	\$2,000		
Stucco Cement	10%	0-2	\$15,300	2032	**	5	\$3,400		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Facade									
Wood	5%	2-4	\$8,800	2032	**	5	\$3,400		
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Breezway At Main Entrance									
Windows									
Wood	100%	Now	\$11,700	2052	**	5	\$2,100		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Asphalt Shingle	90%	Now	\$3,800	2030	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Exhibits 7 And 18									
Metal, Corrugated	10%	0-2	\$2,100	2040	**	1			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Over Corridor To Outdoor Exhibits									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Corridor To Outdoor Exhibits									
Interior									
Floors									
Carpet	30%			2023	\$67,400	3	\$10,800		
Cast in Place Concrete	50%			LIFE	**	5	\$39,400		
Panel/Paver: Cer/Brk	10%			2035	**	5	\$4,100		
Terrazzo	10%	2-4	\$4,100	LIFE	**	5	\$1,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Lobby									
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$1,200		
Plaster	85%	0-2	\$8,200	LIFE	**	5	\$6,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Kitchen									
Other Observation, Extent : Light, Area Affected : 40%									
Location : Throughout Exhibit Space									
Explanation : Fabric Wall Covering									
Plywood/Hardboard	10%			LIFE	**	10	\$200		

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE

Asset # : 2359

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Concrete	10%	Now	\$17,000	LIFE	* *	5	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Throughout Basement							
		Exposed Reinforcement, Extent : Severe, Area Affected : 35%							
		Location : Throughout Basement							
	Exposed Struc: Wood	5%	Now	\$2,800	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Underside Of Structural Roof Joists Spanning Perimeter Circulation Area							
	Plaster	50%			LIFE	* *	5-10	\$15,500	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Kitchen							
	Wood	5%			LIFE	* *	5	\$15,800	
	No Component	30%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 100 Amperes.							
Raceway									
	Conduit	90%			2027	\$24,400	1		
	Conduit	10%			2037	* *	1		
Panelboards									
	Fused Disc Sw	20%			2026	\$5,800	5	\$100	
	Molded Case Bkrs	50%			2035	* *	5	\$200	
	Molded Case Bkrs	30%			2026	\$8,800	5	\$100	
Wiring									
	Thermoplastic	90%			2027	\$41,100	1		
	Thermoplastic	10%			2037	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE

Asset # : 2359

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2027	\$3,300	10	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2027	\$3,300	10	\$600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Incandescent	90%			2022	\$133,800	2	\$200	
Egress Lighting									
	Emergency, Battery	50%			2027	\$7,900	10	\$1,500	
	Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting									
	Incandescent	10%			2022	\$3,600	2		
	No Component	90%							
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2027	\$3,600	1		
Conversion Equipment									
	Hot Water Boiler	100%			2032	* *	1	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Working Unit And One Obsolete Unit Remaining In Boiler Room							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$59,000	2052	* *	4	\$600	
		Corroded, Extent : Severe, Area Affected : 80%							
		Location : Various Locations							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 60%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
Terminal Devices									
	Convector/Radiator	100%	0-2	\$27,300	2047	* *	1	\$3,500	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO SMALL MAMMALS BLDG./MOUSE HOUSE

Asset # : 2359

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	20%			2020	\$4,800	1		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1st Floor Office							
		Explanation : 2 Units							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$14,000	2037	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
	Water Heater								
	Gas Fired	100%			2022	\$2,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$10,200	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 20%							
		Location : And Clogged In Boiler Room							
		Corroded, Extent : Severe, Area Affected : 75%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$6,600	LIFE	* *	1		
		Corroded, Extent : Severe, Area Affected : 70%							
		Location : Boiler Room							
		Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : All The Pipes Are Terrible Condition In Boiler Room, Need To Be Replaced Soon.							
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO STORAGE SHED/TRUCK GARAGE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.460 / 2187 **Yr Built/Renovated** : 1935 /
Area Sq Ft : 9,575 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,400			
Interior Architecture	\$13,800			
Electrical				\$100
Mechanical	\$18,600	\$300	\$300	\$300
Total	\$46,800	\$300	\$300	\$400
Importance Code A	\$21,600	\$300	\$300	\$300
Importance Code B	\$23,300			\$100
Importance Code C	\$1,900			
Total	\$46,800	\$300	\$300	\$400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE
Asset # : 2187

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$2,200	
	Masonry: Brick	10%			LIFE	* *	5	\$1,400	
	Metal Sect. OHD	25%			2032	* *	5	\$5,400	
	Wood	30%	0-2	\$10,600	2032	* *	5	\$5,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Fascia Board And Shed Walls									
	Wood Overhead Doors	5%	0-2	\$500	2032	* *	5	\$900	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%									
Location : Throughout Storage Area									
	No Component	5%							
Windows									
	Wood	5%	Now	\$700	2052	* *	5	\$100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	No Component	95%							
Parapets									
	Masonry: Brick	10%			LIFE	* *	5-10	\$1,000	
	Metal Panel	5%			2037	* *	5	\$300	
	No Component	85%							
Roof									
	Single Ply Membrane	35%			2032	* *	10	\$2,300	
	Single Ply Membrane	65%			2027	\$14,000	10	\$4,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Garage Roof									
Interior									
Interior Walls									
	Wood	10%			LIFE	* *	5	\$3,800	
	No Component	90%							
Ceilings									
	Exposed Struc: Wood	100%			LIFE	* *	10	\$12,000	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2027	\$3,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2026	\$7,300	5	\$300	
	Wiring								
	Thermoplastic	100%			2027	\$8,000	1		

Lighting

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO STORAGE SHED/TRUCK GARAGE**

Asset # : 2187

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting
Fluorescent

100%
2027 \$11,400 10 \$4,900
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Exterior Lighting

HID

10%

2027

\$3,500

10

No Component

90%

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Natural Gas

100%

2037

* *

1

Conversion Equipment

Furnace

100%

Now

\$7,300

2037

* *

1

\$2,400

Abandoned in Place, Extent : Severe, Area Affected : 100%

Location : 3 Ceiling Mounted Modine Units

Plumbing

Sanitary Piping

Cast Iron

100%

Now

\$11,300

LIFE

* *

1

Broken, Extent : Severe, Area Affected : 100%

Location : Under Ground Of The Garage

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO TERRACE CAFE
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.210 / 2177 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 2,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 02-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Mechanical		\$48,400
Total		\$48,400
Importance Code B		\$48,400
Total		\$48,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,300		\$1,800	
Interior Architecture	\$3,200		\$3,900	
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$9,100	\$3,900	\$4,100	\$8,300
Total	\$14,800	\$4,100	\$10,000	\$8,500
Importance Code A	\$2,400	\$100	\$2,000	\$100
Importance Code B	\$12,000	\$4,000	\$8,000	\$8,400
Importance Code C	\$400			
Total	\$14,800	\$4,100	\$10,000	\$8,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Cement-Fiber Panel	50%	0-2	\$200	2032	* *			
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Eifs System</i>								

Ceramic Tile	10%			2047	* *	10	\$300	
Metal Sect. OHD	37%			2040	* *	5	\$3,700	
Wood	3%			2032	* *	5	\$500	

Windows

Metal Louvers	15%			2036	* *	10	\$400	
No Component	85%							

Roof

Asphalt Shingle	100%	0-2	\$2,100	2036	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Closer To Eaves - Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Street Facade</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$1,600	
Quarry Tile	90%			2040	* *	5	\$5,000	

Interior Walls

Concrete Masonry Unit	10%			LIFE	* *	5	\$100	
Fiberglass Panel	80%			LIFE	* *	10	\$300	
Metal Panel	10%			LIFE	* *	10	\$100	

Ceilings

AcousTileSusp.Lay-In	75%			2040	* *	5	\$2,800	
Gypsum Board	25%			LIFE	* *	5-10	\$3,200	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2037	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2037	* *	5	\$100	
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Raceway

Conduit	100%			2037	* *	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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	\$23,400	10	\$2,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	2%			2027	\$500	10		
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Incandescent	2%			2027	\$500	2		
Egress Lighting									
	Emergency, Battery	50%			2027	\$1,600	10	\$300	
	Exit, Service	50%			2027	\$200	1		
Exterior Lighting									
	HID	20%			2027	\$2,000	10		
	No Component	80%							
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2027	\$27,300	1-3	\$1,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Manual Pull Station, Alarm Bells, Horns, Strobe Lights								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Conversion Equipment								
	Furnace	100%			2027	\$3,000	1	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Attic								
	Explanation : 5 Interior Package Units - Combination A C And Furnace								
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO TERRACE CAFE
Asset # : 2177

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2025	\$48,400	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Attic							
		Explanation : 5 Units, R-22							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,200	
	Exhaust Fans								
	Interior	100%			2027	\$2,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$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	\$25,500	1-3	\$55,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 2 Sets							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO WEST ADMINISTRATION BUILDING
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.330 / 2349 **Yr Built/Renovated** : 1905 / 1999
Area Sq Ft : 27,720 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 01-Feb-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$566,300	\$264,700
Interior Architecture		\$108,300
Mechanical		\$490,600
Total	\$566,300	\$863,600
Importance Code A	\$566,300	\$264,700
Importance Code B		\$598,900
Total	\$566,300	\$863,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,300		\$6,700	
Interior Architecture	\$77,100		\$1,200	\$14,100
Electrical	\$3,900	\$2,600	\$3,600	\$4,200
Mechanical	\$23,700	\$17,200	\$19,000	\$17,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,900	\$23,700	\$34,500	\$39,600
Importance Code A	\$29,900	\$1,600	\$8,300	\$1,600
Importance Code B	\$92,500	\$22,100	\$26,200	\$38,000
Importance Code C	\$14,600			
Total	\$136,900	\$23,700	\$34,500	\$39,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING

Asset # : 2349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	50%			LIFE	**	5	\$105,900	
	Masonry: Limestone	15%	Now	\$205,900	LIFE	**	5	\$11,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : West Facade									
	Metal Panel	10%			2037	**	5-10	\$72,800	
	Stucco Cement	15%			2032	**	5	\$39,700	
	Window Wall	10%			2037	**	5	\$39,700	
Windows									
	Aluminum	75%	Now	\$18,000	2043	**	5	\$2,000	
Unit Inoperable, Extent : Moderate, Area Affected : 5%									
Location : West Side 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Side 2nd Floor									
	Wood	25%			2035	**	5	\$13,400	
Parapets									
	Masonry: Limestone	100%	2-4	\$158,300	LIFE	**	5	\$23,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : All Facades									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Roof									
	Copper/Terne	60%	4+	\$10,300	2042	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : South Facade									
	Paver: Asphalt	20%			2036	**	10	\$17,900	
	Sloped Glazing	20%	Now	\$149,100	LIFE	**	5	\$158,800	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout East And West Wings									
Interior									
Floors									
	Carpet	53%			2023	\$344,600	3	\$50,500	
	Cast in Place Concrete	15%			LIFE	**	5	\$31,300	
	Ceramic Tile	5%			2030	**	5	\$2,400	
	Granite Panels	2%			LIFE	**	5	\$1,400	
	Vinyl Tile	25%			2027	\$108,300	3	\$6,000	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
	Glass: Single Pane	5%			LIFE	**	5	\$900	
	Gypsum Board	65%			LIFE	**	5-10	\$13,100	
	Masonry: Brick	5%			LIFE	**	10	\$200	
	Wood	10%			LIFE	**	5	\$9,500	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	10%			2032	**	5	\$6,000	
AcousTileSusp.Lay-In	55%			2032	**	5	\$26,200	
Exposed Struc: Steel	20%			LIFE	**	10	\$19,100	
Gypsum Board	10%			LIFE	**	5-10	\$16,400	
Plaster	5%			LIFE	**	5-10	\$4,100	

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2 - Main Service Disconnect Switches Rated @ 800 Amperes Each.

Transformers

Dry Type	100%			2040	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1-225kva, 145kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2047	**	5	\$100	
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Raceway

Conduit	100%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2043	**	5	\$100	
Molded Case Bkrs	90%			2043	**	5	\$700	

Wiring

Thermoplastic	100%			2047	**	1		
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Motor Controllers

Locally Mounted	10%			2040	**	5		
Motor Control Center	80%			2040	**	5	\$600	
Variable Frequency Drive	10%			2040	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Stand-by Power

Transfer Switches

Automatic	100%			2040	**	1	\$8,500	
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Generators

Diesel	100%			2036	**	1	\$10,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Emergency Generator Rated @ 125kw

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2021	\$1,600	5	\$1,000	
	Fuel Storage								
	Main Tank	100%			2055	* *	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 335 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	* *	10	\$11,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	60%			2032	* *	10	\$17,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	40%			2032	* *	1		
	Emergency, Battery	10%			2032	* *	10	\$800	
	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 : Moderate, Area Affected : 100%							
		Location : Hallways And Basement							
		Explanation : Cctv Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	* *	1-3	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler						

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING

Asset # : 2349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Units And 1 Cogenerated Hot Water Heat Exchanger.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$2,400	
	Terminal Devices								
	Air Handler	60%			2027	\$110,100	1	\$11,800	
	Convactor/Radiator	25%			2040	* *	1	\$2,600	
	Fan Coil Unit/Heat	15%			2027	\$76,400	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	15%			2043	* *	1		
	Steam/HW System	85%			2037	* *	1		
	Conversion Equipment								
	Absorption	85%			2036	* *	1	\$29,300	
	Chiller/Steam/HW								
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Basement							
		Explanation : It Serves The Lion House As Well.							
	Split Unit	15%			2027	\$23,600			
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : 4 Units, Back Yard							
	Distribution								
	Chilled Wtr Pipe/Pump	85%			2047	* *	4	\$2,000	
	No Component	15%							
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2027	\$86,700	1	\$11,800	
	Fan Coil - Cool/Heat	15%			2027	\$96,600	1	\$1,500	
	No Component	25%							
	Heat Rejection								
	Remote Air Cond	15%			2027	\$30,500	2	\$3,300	
	Water Cooling Tower	85%			2025	\$83,000	2	\$27,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,100	
	Exhaust Fans								
	Interior	100%			2027	\$37,600	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2037	* *	4	\$3,100	

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WEST ADMINISTRATION BUILDING**

Asset # : 2349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 5%						
			Location : Outside Northeast						
	Sump Pump(s)								
	Submersible	100%			2020	\$7,200	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$2,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B, 1, 2						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$16,100	
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$8,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO WORLD OF BIRDS
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.900 / 2362 **Yr Built/Renovated** : 1972 / 2004
Area Sq Ft : 29,110 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,761,600	\$507,500
Interior Architecture	\$109,500	\$442,900
Electrical		\$686,000
Mechanical	\$140,900	\$138,700
Total	\$2,012,000	\$1,775,100
Importance Code A	\$1,761,600	\$554,200
Importance Code B	\$250,300	\$1,220,900
Total	\$2,012,000	\$1,775,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,700		\$2,800	
Interior Architecture	\$35,400		\$13,800	\$6,300
Electrical	\$2,600	\$2,100	\$2,900	\$3,900
Mechanical	\$46,100	\$12,500	\$18,800	\$9,200
Total	\$87,800	\$14,600	\$38,200	\$19,400
Importance Code A	\$5,400	\$1,700	\$4,500	\$1,700
Importance Code B	\$77,900	\$12,900	\$33,700	\$17,700
Importance Code C	\$4,500			
Total	\$87,800	\$14,600	\$38,200	\$19,400



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$122,500	LIFE	* *	5	\$55,600		
Spalling, Extent : Severe, Area Affected : 25%									
Location : Circulation Ramps- Main Facade									
Concrete Masonry Unit	90%	Now	\$1,207,600	LIFE	* *	5	\$62,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Walls At Sections U4 And U5									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Walls At Sections U4 And U5									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Within Wall System									
Explanation : Suspect Problem With Metal Masonry Ties									
Windows									
Aluminum	100%			2035	* *	5	\$5,600		
Parapets									
Concrete Masonry Unit	30%	Now	\$151,000	LIFE	* *	5	\$6,700	1	
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : Throughout, Inside And Exterior Walls - Section U4, U5									
Spalling, Extent : Severe, Area Affected : 25%									
Location : Throughout, Inside And Exterior Walls - Section U4, U5									
Vegetation Growth, Extent : Severe, Area Affected : 25%									
Location : Throughout, Inside And Exterior Walls - Section U4, U5									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Concrete Masonry Unit	60%	Now	\$30,200	LIFE	* *	5	\$13,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Metal Panel	5%	Now	\$3,700	2047	* *	5	\$1,900		
Seams Open/Split, Extent : Severe, Area Affected : 15%									
Location : Parapet Caps									
Metal Rail	5%			2032	* *	5-10	\$17,900		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	IRMA/Protected Membrane	20%			2027	\$97,400	10	\$12,500	
	Metal Panel	15%			2032	* *	10	\$17,200	
	Modified Bitumen	20%			2035	* *	10	\$12,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Upper Roofs							
	Skylight, Plastic Sloped Glazing	10%			2032	* *	1		
		35%	Now	\$250,300	LIFE	* *	5	\$291,900	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Over Exhibits							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Underside Of Support Beams In Section U2							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Over Exhibition							
Interior									
	Floors								
	Carpet	25%			2023	\$156,000	3	\$25,000	
	Cast in Place Concrete	10%			LIFE	* *	5	\$21,900	
	Ceramic Tile	5%			2030	* *	5	\$2,500	
	Quarry Tile	5%			2032	* *	5	\$3,800	
	Traffic Topping	55%			2027	\$333,400	5	\$34,400	
	Interior Walls								
	Concrete Masonry Unit	50%			LIFE	* *	5	\$5,000	
	Glass: Special Gauge	20%			LIFE	* *	1		
	Plaster	30%			LIFE	* *	5-10	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Exhibits							
		Explanation : Hand Painted Murals							
	Ceilings								
	AcousTileSusp.Lay-In	50%			2040	* *	5	\$25,000	
	Exposed Concrete	25%			LIFE	* *	5-10	\$15,600	
	Wood	25%			LIFE	* *	5	\$218,900	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$46,700	3	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 600 Amperes , 4160 Volts							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2025	\$134,200	3	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 500 Kva, 4160hv-480/277lv							
	Feeders								
	Cable	100%			2026	\$15,100	1		
	Raceway								
	Conduit	100%			2027	\$40,000	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$8,100	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$119,300	5	\$100	
	Raceway								
	Conduit	100%			2027	\$57,900	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$5,800	5	\$100	
	Molded Case Bkrs	90%			2026	\$52,600	5	\$700	
	Wiring								
	Thermoplastic	100%			2027	\$79,300	1		
	Motor Controllers								
	Locally Mounted	20%			2025	\$5,800	5		
	Motor Control Center	80%			2025	\$44,300	5	\$600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$9,000	
	Generators								
	Diesel	100%			2036	* *	1	\$11,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Emergency Generator Rated @ 85kw							
	Batteries								
	Lead/Acid	100%			2021	\$1,500	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2055	* *	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 175 Gallons Rated Capacity							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	38%			2032	* *	10	\$11,700	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
Fluorescent	60%			2027	\$111,600	10	\$18,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
LED	2%			2032	* *			
Egress Lighting								
Emergency, Service	50%			2027	\$8,000	1		
Exit, Service	50%			2027	\$5,400	1		
Exterior Lighting								
HID	30%			2027	\$32,200	10		
No Component	70%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boilers</i>					
Conversion Equipment								
Hot Water Boiler	100%			2040	* *	1	\$16,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor Mechanical Room</i>					
			<i>Explanation : 2 Absorbers Boilers Supplement Hot Water Loop</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$2,500	
Terminal Devices								
Air Handler	80%	0-2	\$140,900	2037	* *	1	\$14,900	
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Roof</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : First Floor Fan Room And Roof</i>					
Convactor/Radiator	20%			2032	* *	1	\$2,200	
Air Conditioning								
Energy Source								
Natural Gas	100%			2037	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF BIRDS
Asset # : 2362

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	100%			2032	* *	1	\$36,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Mechanical Room Explanation : Refrigerant Lithium Bromide							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2047	* *	4	\$2,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2022	\$138,700	1	\$20,700	
		Corroded, Extent : Moderate, Area Affected : 30% Location : Roof, Moderate Evidence Of Corrosion							
	Heat Rejection								
	Water Cooling Tower	100%			2028	* *	2	\$33,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,500	
	Exhaust Fans								
	Interior	20%			2022	\$7,200	2	\$200	
	Roof	80%	0-2	\$20,800	2037	* *	2	\$700	
		On Extended Life, Extent : Moderate, Area Affected : 80% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Electric	50%			2022	\$2,500	4	\$100	
	Gas Fired	50%			2022	\$3,800	2	\$200	
	HW Heat Exchanger								
	Low Temp	100%			2027	\$10,100	4	\$5,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO WORLD OF DARKNESS
Address : BRONX RIVER PKWY & FORDHAM RD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.640 / 2334 **Yr Built/Renovated** : 1969 / 2006
Area Sq Ft : 9,714 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$116,800
Total		\$116,800
Importance Code B		\$116,800
Total		\$116,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,400			
Interior Architecture	\$24,000			\$400
Electrical	\$20,600	\$700	\$2,500	\$800
Mechanical	\$8,500	\$800	\$1,500	\$900
Total	\$85,500	\$1,500	\$4,100	\$2,100
Importance Code A	\$33,100	\$300	\$300	\$300
Importance Code B	\$48,600	\$1,200	\$3,800	\$1,800
Importance Code C	\$3,800			
Total	\$85,500	\$1,500	\$4,100	\$2,100



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$5,000	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Entire								
Explanation : Building Inaccessible - Exhibits Closed To Public.								
Pre-Cast Concrete	90%	Now	\$28,800	LIFE	* *	5	\$14,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : East And South Facades								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout Panels								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Underside Of Panels								
Explanation : Exposed Rebar								
Parapets								
Pre-Cast Concrete	100%			LIFE	* *	5	\$2,200	
Roof								
Single Ply Membrane	100%			2032	* *	10	\$12,900	
Interior								
Floors								
Carpet	10%			2023	\$10,800	3	\$1,700	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building Entire								
Explanation : Interior Inaccessible And Closed To The Public								
Cast in Place Concrete	85%			LIFE	* *	5	\$32,100	
Sheet Vinyl/Rubber	5%			2027	\$12,500	5	\$600	
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$3,200	
Plaster	50%			LIFE	* *	5-10	\$3,400	
Ceilings								
Exposed Concrete	50%			LIFE	* *	5-10	\$4,200	
Fiber Board	50%			2027	\$21,300			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Liquid Filled	100%			2032	* *	3	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : One 500 Kva, 4160hv-208/120lv								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2035	* *	1		
	Raceway								
	Conduit	100%			2037	* *	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	70%			2027	\$1,700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amps Main Disconnect Switch							
	Fused Disc Sw	30%			2037	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	20%			2037	* *	5		
	Molded Case Bkrs	80%			2027	\$63,400	5	\$200	
Raceway									
	Conduit	50%			2037	* *	1		
	Conduit	50%			2027	\$6,800	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$700	5		
	Molded Case Bkrs	65%			2026	\$9,500	5	\$200	
	Molded Case Bkrs	30%			2035	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$8,900	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2037	* *	1		
	Thermoplastic	30%			2027	\$5,400	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$28,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,300	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Corroded And Connected To Main Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	* *	1	\$3,000	
Generators									
	Diesel	100%			2030	* *	1	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : Emergency Generator Rated @ 125kw							

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$400	
Fuel Storage								
Day Tank	50%			2035	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 30 Gallons Rated Capacity							
Main Tank	50%			2042	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 200 Gallons Rated Capacity							
Lighting								
Interior Lighting								
Fluorescent	25%			2022	\$8,000	10	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
Incandescent	75%			2022	\$53,500	2	\$100	
Egress Lighting								
Emergency, Service	50%			2027	\$1,400	1		
Exit, Service	50%			2027	\$900	1		
Exterior Lighting								
Fluorescent	20%			2022	\$6,100	10	\$200	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
No Component	80%							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future 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%			2037	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : Cogeneration Hot Water From Power Plant To Warm-up The Boiler</i>							
Conversion Equipment								
Hot Water Boiler	100%	Now	\$600	2025	\$12,700	1	\$2,600	
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : 1 Defective Unit And 1 Cogenerated Hot Water Heat Exchanger. Boiler Goes Down Frequently</i>							
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2026	\$28,300	4	\$300	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 1st Floor Boiler Room</i>							

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	90%			2022	\$27,300	1	\$3,200	
Fan Coil Unit/Heat	10%			2022	\$8,400	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2032	* *	1	\$800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Outside</i>					
No Component	70%							
Distribution								
Chilled Wtr Pipe/Pump	30%			2037	* *	4	\$100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2022	\$2,200	1	\$1,100	
No Component	70%							
Heat Rejection								
Air Condenser Unit	30%			2032	* *	2	\$1,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$2,400	LIFE	* *	2-5	\$3,200	
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
Interior	50%			2022	\$3,100	2	\$100	
Not Accessible	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$800	2037	* *	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Main And Piping, 1st Floor</i>					
Water Heater								
Gas Fired	100%			2025	\$1,300	2	\$100	
Sanitary Piping								
Cast Iron	100%	0-2	\$600	LIFE	* *	1		
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 1st Floor</i>					
Storm Drain Piping								
Cast Iron	100%	0-2	\$400	LIFE	* *	1		
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 1st Floor</i>					

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO WORLD OF DARKNESS
Asset # : 2334

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic

100%

*Obsolete Fixtures, Extent : Severe, Area Affected : 100%**Location : Throughout*

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS
Address : BRONX RIVER PKWY & FORDHAM RD DEVOE AVE. & 180TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSA / 495 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$292,500
Total		\$292,500
Importance Code B		\$292,500
Total		\$292,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$500			
Electrical				\$1,500
Total	\$500			\$1,500
Importance Code A				
Importance Code B	\$500			\$1,500
Total	\$500			\$1,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$1,000	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 6-600 Amperes, 4160 Volts								
Transformers								
Liquid Filled	100%			2025	\$292,500	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : No Rating Available								
Feeders								
Cable	100%			2049	* *	1		
Raceway								
Conduit	100%			2053	* *	1		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2047	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Main Service Disconnect Switch Rated @ 100 Amperes								
Transformers								
Dry Type	100%			2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 15kva, 480/208/120 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								
Automatic	100%			2040	* *	1	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset # : 495

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2036	* *	1	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated @ 300kw							
Batteries									
	Lead/Acid	100%			2021	\$1,500	5		
Fuel Storage									
	Main Tank	100%			2055	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 700 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Incandescent	100%			2032	* *	2		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION
Address : BRONX RIVER PKWY & FORDHAM RD DEVOE AVE. & 180TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSB / 496 **Yr Built/Renovated** : 1930 / 1991
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$441,700
Total		\$441,700
Importance Code A		\$46,700
Importance Code B		\$395,000
Total		\$441,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,300			
Interior Architecture	\$1,400			
Electrical				
Total	\$2,800			
Importance Code A	\$1,300			
Importance Code B	\$1,400			
Total	\$2,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION

Asset # : 496

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Concrete Masonry Unit	100%				LIFE	* *	5	\$800	
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Roof

Metal Panel	100%	Now	\$900	2032		* *			
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Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : At Perimeter Edges And Overlapping Seams

Deformed/Dented, Extent : Moderate, Area Affected : 25%

Location : Throughout

Interior

Floors

Cast in Place Concrete	100%				LIFE	* *	5	\$1,000	
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Ceilings

Exposed Struc: Steel	100%	Now	\$900	LIFE		* *			
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Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Throughout

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%				2027	\$46,700	3		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Three 600 Amps Main Disconnect Switch For Cogeneration Plant And

Substations Transformers 13.2kv

Transformers

Liquid Filled	100%				2025	\$292,500	3		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Substation C

Explanation : One 250 Kva, 13.2v/4160hv-480/277lv

Feeders

Cable	100%				2026	\$62,500	1		
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Raceway

Conduit	100%				2027	\$40,000	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2037	* *	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : Main Service Switch Rated @ 60 Amperes.

Raceway

Conduit	100%				2037	* *	1		
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Wiring

Thermoplastic	100%				2037	* *	1		
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Ground

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION 13 CON ED & WCS COGENERATION

Asset # : 496

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible		100%						
Lighting								
Interior Lighting								
Incandescent		100%		2022	\$1,900	2		
Exterior Lighting								
HID		20%		2027	\$100	10		
No Component		80%						

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : BRONX ZOO, SUBSTATION C CON ED VAULT
Address : BRONX RIVER PKWY & FORDHAM RD BRONXDALE PARKING LOT
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0005.SSC / 497 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 150 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3120 **Lot** : 20 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$40,600
Total		\$40,600
Importance Code B		\$40,600
Total		\$40,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,400			
Interior Architecture	\$2,100			
Electrical				
Total	\$12,500			
Importance Code A	\$10,400			
Importance Code B	\$2,100			
Total	\$12,500			



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION C CON ED VAULT
Asset # : 497

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$100	LIFE	* *	5	\$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	95%	Now	\$5,600	LIFE	* *	5	\$600	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Metal Louvers	100%	0-2	\$4,200	2042	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Cast in Place Concrete	100%	0-2	\$600	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$700	LIFE	* *	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Masonry: Brick	100%			LIFE	* *	10		
Ceilings								
Exposed Concrete	100%	Now	\$1,400	LIFE	* *	5		
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Electrical Room								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	
	Type	Total	(Years)		FY		(Yrs)	
Over 600 Volts								
	Transformers							
	Dry Type	100%			2044	* *	3	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Outside						
		Explanation : No Available Ratings						
	Feeders							
	Cable	100%			2049	* *	1	
	Raceway							
	Conduit	100%			2053	* *	1	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BRONX ZOO, SUBSTATION C CON ED VAULT
Asset # : 497

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2053	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 800 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2053	* *	5		
Raceway									
	Conduit	100%			2027	\$12,200	1		
Panelboards									
	Molded Case Bkrs	50%			2026	\$40,600	5		
	Molded Case Bkrs	50%			2049	* *	5		
Wiring									
	Thermoplastic	50%			2027	\$8,900	1		
	Thermoplastic	50%			2053	* *	1		
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Incandescent	100%			2022	\$1,900	2		
Exterior Lighting									
	HID	20%			2027	\$100	10		
	No Component	80%							

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN ACADEMY OF MUSIC**
Address : **30 LAFAYETTE AVE. @ASHLAND PL.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0015.000 / 2377** **Yr Built/Renovated** : **1907 / 2011**
Area Sq Ft : **162,337** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **14-Nov-2012** **Landmark Status** : **EXTERIOR, HISTORICAL DISTRICT**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **2111** **Lot** : **15** **BIN** : **3059185**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,167,600	\$390,800
Interior Architecture	\$119,500	\$6,459,500
Electrical	\$1,986,900	\$1,597,800
Mechanical	\$130,800	\$1,149,200
Total	\$3,404,700	\$9,597,400
Importance Code A	\$1,219,400	\$435,800
Importance Code B	\$2,065,900	\$2,760,200
Importance Code C	\$119,500	\$6,401,400
Total	\$3,404,700	\$9,597,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,600	\$26,500	\$1,500	
Interior Architecture	\$6,200	\$67,000	\$57,800	
Electrical	\$51,000	\$43,700	\$14,500	\$13,900
Mechanical	\$37,400	\$62,300	\$57,000	\$42,700
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$120,400	\$222,500	\$154,000	\$79,700
Importance Code A	\$5,900	\$40,000	\$14,600	\$13,100
Importance Code B	\$114,400	\$182,600	\$125,000	\$66,600
Importance Code C			\$14,300	
Total	\$120,400	\$222,500	\$154,000	\$79,700



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$95,300		
Masonry: Brick	55%			LIFE	**	5	\$67,100		
Masonry: Brick	20%	Now	\$157,400	LIFE	**	5	\$24,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : South Facade, Alleyway									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : South Facade, Alleyway									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation									
Masonry: Granite	5%			LIFE	**	5	\$4,600		
Metal Panel	10%			2034	**	5-10	\$83,900		
Windows									
Aluminum	20%			2040	**	5	\$3,000		
Bronze/Brass	10%			2032	**	5	\$9,400		
Wood	70%	Now	\$315,600	2049	**	5	\$52,600	1	
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Alleyway And Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Dressing Rooms									
Parapets									
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$18,000		
Masonry: Brick	40%	Now	\$45,900	LIFE	**	5	\$3,700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Parapets Facing Alley									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Facades Along Alley									
Metal Panel	20%			2044	**	5	\$7,200		
Metal Rail	5%	Now	\$2,600	2029	**	5	\$3,300		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Over Fifth Floor									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Over Fifth Floor									
Stucco Cement	10%			2037	**	5	\$2,400		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	40%			2032	* *	10	\$54,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices							
IRMA/Protected Membrane	45%	Now	\$520,200	2034	* *			
	Insul Deter/Miss, Extent : Severe, Area Affected : 25% Location : Over Cafe And Stage Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Over Cafe And Stage							
Modified Bitumen	10%			2032	* *	10	\$13,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Over 4th Floor Offices							
Skylight, Metal/Glass	3%	Now	\$128,500	2034	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Over Stage Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25% Location : Over Stage							
Sloped Glazing	2%			LIFE	* *	5	\$36,200	
Interior								
Floors								
Carpet	25%			2023	\$846,900	3	\$93,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$27,200	
Ceramic Tile	5%			2033	* *	5	\$12,400	
Mosaic Tile	10%			2029	* *	5	\$62,100	
Marble Panels	5%			LIFE	* *	5	\$9,300	
Vinyl Tile	40%			2029	* *	3	\$37,200	
Wood	10%			2039	* *	5	\$46,600	
Interior Walls								
Fabric on Framing	20%			2025	\$6,243,700	5	\$28,700	
Gypsum Board	5%			LIFE	* *	5	\$8,600	
Masonry: Brick	10%	Now	\$119,500	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Boiler Room Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room							
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$17,200	
Plaster	30%			LIFE	* *	5	\$25,800	
Wood	10%			LIFE	* *	5	\$114,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2029	* *	5	\$25,400	
Exposed Concrete	10%			LIFE	* *	5	\$2,600	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$21,100	
Plaster	20%			LIFE	* *	5	\$21,100	
Plaster	35%			LIFE	* *	5	\$37,000	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$44,900	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2 - Main Service Switches Rated @ 3000 Amperes And 1600 Amperes								
Transformers								
Dry Type	100%			2029	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 300 Kva, 208/408/277 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$43,500	5	\$300	
Molded Case Bkrs	50%			2024	\$43,500	5	\$2,100	
Raceway								
Conduit	40%			2024	\$35,500	1		
Conduit	40%			2034	* *	1		
Conduit	20%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	50%			2023	\$35,900	5	\$2,100	
Molded Case Bkrs	25%			2032	* *	5	\$1,100	
Molded Case Bkrs	20%			2040	* *	5	\$900	
Wiring								
Braided Cloth	30%	2-4	\$26,200	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Old Section Of The Building								
Thermoplastic	30%			2024	\$26,200	1		
Thermoplastic	20%			2034	* *	1		
Thermoplastic	20%			2044	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2022	\$77,800	5	\$900	
	Locally Mounted	10%			2029	* *	5	\$100	
	Locally Mounted	10%	2-4	\$9,700	2044	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,400	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2019	\$28,700	10	\$7,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Old Section Of The Building							
	Fluorescent	85%			2029	* *	10	\$129,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	10%			2024	\$215,000	2	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lighting Control Room							
		Explanation : All Stage Incandescent Lights Controlled By The Dimming Lighting System							
	Egress Lighting								
	Emergency, Battery	40%			2029	* *	10	\$16,000	
	Emergency, Battery	10%			2019	\$23,900	10	\$4,000	
	Exit, LED	40%			2052	* *	1		
	Exit, Service	10%			2019	\$4,800	1		
	Exterior Lighting								
	HID	100%			2024	\$655,400	10	\$500	
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2024	\$420,000	1	\$48,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : C C T V Surveillance Camera System							
	Fire/Smoke Detection								
	Generic	100%			2019	\$1,797,400	1-3	\$100,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Strobe Lights, Smoke Detector							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	40%			2034	* *	1		
	Interruptible Gas/Dual Fuel	60%			2044	* *	1		
Conversion Equipment									
	Furnace	40%			2029	* *	1	\$32,800	
	Other Observation, Extent : Severe, Area Affected : 40%								
	Location : 1 In Basement, 4 On Roof								
	Explanation : 5 Units								
	Steam Boiler	60%	0-2	\$51,800	2029	* *	1	\$88,700	
	On Extended Life, Extent : Severe, Area Affected : 30%								
	Location : Burner Of #3 Boiler								
	Other Observation, Extent : Severe, Area Affected : 60%								
	Location : Basement Boiler Room								
	Explanation : 3 Boilers - #3 Unit Is Very Old. 1 Heat Exchanger For Hot Water Devices								
Distribution									
	Hot Wtr Piping/Pump	10%			2032	* *	4	\$800	
	Steam Piping/Pump	90%			2034	* *	4	\$11,000	
Terminal Devices									
	Air Handler	40%			2029	* *	1	\$41,000	
	Convactor/Radiator	20%			2029	* *	1	\$10,700	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	25%			2029	* *	1	\$44,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 25%							
		Location : Penthouse							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Penthouse							
		Explanation : 2 Units							
	Exterior Pkg Unit - Cooling	40%			2029	* *	2	\$4,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 3 Units							
	Ext Pkg Unit - Heating/Cooling	25%			2024	\$292,300	2	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 25%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Roof							
		Explanation : 4 Package Units							
	Window/Wall Unit	10%			2019	\$36,500	1		
Distribution									
	Chilled Wtr Pipe/Pump	25%			2034	* *	4	\$3,100	
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2029	* *	1	\$25,600	
	No Component	75%							
Heat Rejection									
	Air Condenser Unit	13%			2029	* *	2	\$15,000	
	Air Condenser Unit	12%	0-2	\$42,500	2034	* *	2	\$11,100	
		Other Observation, Extent : Severe, Area Affected : 12%							
		Location : Roof							
		Explanation : On Extended Life							
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,500	
Exhaust Fans									
	Interior	30%			2024	\$51,600	2	\$1,500	
	Roof	70%			2029	* *	2	\$3,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC
Asset # : 2377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Water Heater	Electric	20%			2022	\$5,500	4	\$300	
	Gas Fired	80%			2022	\$33,000	2	\$1,900	
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	Rigid Piping	100%			2024	\$11,800	4	\$1,600	
Sewage Ejector(s)	Electric	100%			2024	\$11,800	4	\$1,600	
Backflow Preventer	No Component	70%							
	Generic	30%			2034	* *	1	\$3,100	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Geared Traction	75%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : (2) 1-4 (1) B-5 Explanation : 3 Units							
	Hydraulic	25%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 25% Location : B-3 Explanation : 1 Unit							
Escalators	Over 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Lobby To 2nd Floor Explanation : 1 Unit							
Fire Suppression									
Standpipe	Generic	100%			2024	\$632,800	1-5	\$86,700	
Sprinkler	Generic	100%			2034	* *	1-2	\$46,500	
Fire Pump	Generic	100%			2027	\$131,300	1	\$31,000	
Chemical System	No Component	97%							
	Generic	3%			2019	\$800	1-3	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE**
Address : **651 FULTON STREET @ROCKWELL PL.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0015.010 / 3002** **Yr Built/Renovated** : **1900 / 1989**
Area Sq Ft : **47,593** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **14-Nov-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
Block : **2095** **Lot** : **45** **BIN** : **3345162**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$861,800	\$239,600
Electrical	\$209,400	\$592,400
Mechanical		\$622,500
Total	\$1,071,200	\$1,454,400
Importance Code A	\$861,800	\$293,500
Importance Code B	\$209,400	\$1,160,900
Total	\$1,071,200	\$1,454,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$25,700	\$500	
Interior Architecture	\$1,800	\$3,300	\$11,600	
Electrical	\$1,800	\$31,500	\$1,400	\$1,600
Mechanical	\$18,400	\$22,700	\$9,100	\$4,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,000	\$87,100	\$26,500	\$10,300
Importance Code A	\$2,500	\$28,000	\$3,000	\$2,200
Importance Code B	\$23,500	\$59,100	\$23,600	\$8,100
Importance Code C				
Total	\$26,000	\$87,100	\$26,500	\$10,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$50,100		
Masonry: Brick	90%	Now	\$680,200	LIFE	* *	5	\$115,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade, East Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Wood	5%			2029	* *	5	\$32,100		
Windows									
Aluminum	100%			2040	* *	5	\$1,000		
Parapets									
Masonry: Brick	85%	Now	\$73,500	LIFE	* *	5	\$6,500		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,400		
Stucco Cement	10%			2029	* *	5	\$2,000		
Roof									
IRMA/Protected Membrane	20%	Now	\$6,800	2029	* *				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Over Corridor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Corridor									
IRMA/Protected Membrane	30%	Now	\$101,400	2034	* *				
Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%									
Location : Over Administrative Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Administrative Offices, Rear Gallery									
Modified Bitumen	20%			2029	* *	10	\$8,700		
Modified Bitumen	30%			2024	\$74,100	10	\$13,000		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2026	\$222,000	3	\$26,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$23,400	
Ceramic Tile	5%			2033	**	5	\$3,600	
Marble Panels	5%			LIFE	**	5	\$2,700	
Quarry Tile	5%			2037	**	5	\$5,300	
Terrazzo	10%			LIFE	**	5	\$5,600	
Vinyl Tile	30%			2029	**	3	\$8,000	
Wood	5%			2039	**	5	\$6,700	
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$9,600	
Masonry: Brick	25%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	45%			LIFE	**	5	\$8,700	
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$14,200	
Exposed Concrete	25%			LIFE	**	5	\$2,800	
Plaster	55%			LIFE	**	5	\$24,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$4,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>								
Transformers								
Dry Type	100%			2022	\$15,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 225 Kva, 480/277 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$15,800	5	\$100	
Fused Disc Sw	50%			2034	**	5	\$100	
Raceway								
Conduit	20%			2034	**	1		
Conduit	80%			2024	\$24,500	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5	\$100	
Molded Case Bkrs	30%			2023	\$8,800	5	\$400	
Molded Case Bkrs	55%			2032	**	5	\$700	
Molded Case Bkrs	5%			2040	**	5	\$100	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2024	\$19,000	1		
	Thermoplastic	20%			2034	* *	1		
	Thermoplastic	10%			2044	* *	1		
Motor Controllers									
	Locally Mounted	100%			2022	\$73,800	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$700	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2019	\$162,900	10	\$15,300	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2029	* *	10	\$6,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	10%			2024	\$46,500	10	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	HID	20%			2024	\$63,400	10	\$300	
	Incandescent	10%			2019	\$46,500	2	\$100	
	Incandescent	10%			2024	\$46,500	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lighting Control Room							
		Explanation : All Stage Lighting Controlled By The Etc Sensort Dimming System							
Egress Lighting									
	Emergency, Battery	40%			2024	\$25,100	10	\$4,600	
	Emergency, Battery	10%			2019	\$6,300	10	\$1,100	
	Exit, Service	40%			2024	\$2,700	1		
	Exit, Service	10%			2019	\$700	1		
Exterior Lighting									
	HID	100%			2024	\$175,500	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2024	\$42,200	1	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : C C T V Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic	30%			2024	\$144,400	1-3	\$9,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Alarm Bells And Manual Pull Station							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE
Asset # : 3002

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	5%			2034	* *	1			
Natural Gas	95%			2034	* *	1			
Conversion Equipment									
Furnace	95%			2024	\$53,900	1	\$22,400		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 6 Are On The Roof, 7 Are Inside The Building								
	Explanation : 13 Units (6 Roof Top Package Units, 7 Internal Units)								
Radiant Heater	5%			2024	\$10,200	2	\$1,100		
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$2,900		
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 6 Roof Top Units								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,500		
Exhaust Fans									
Roof	70%			2024	\$25,900	2	\$1,000		
Roof	30%	Now	\$11,100	2034	* *	2	\$300		
	On Extended Life, Extent : Severe, Area Affected : 30%								
	Location : 2 Units On Stage Roof								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1			
Water Heater									
Gas Fired	100%			2019	\$10,800	2	\$700		
Sanitary Piping									
Cast Iron	100%	Now	\$2,000	LIFE	* *	1			
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen								
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								

Vertical Transport

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Asset # : 3002

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-2									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2034		* *	1-5	\$24,000
Sprinkler									
	Generic	100%			2024	\$542,700	1-2		\$13,300

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.000 / 2656** **Yr Built/Renovated** : **1915 / 1992**
Area Sq Ft : **33,800** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1183** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$58,700	\$180,400
Interior Architecture		\$25,800
Electrical		\$396,400
Mechanical		\$692,700
Total	\$58,700	\$1,295,300
Importance Code A	\$58,700	\$180,400
Importance Code B		\$1,114,900
Total	\$58,700	\$1,295,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,800		\$2,600	
Interior Architecture	\$156,700	\$1,900		\$13,100
Electrical	\$1,900	\$1,100	\$1,600	\$900
Mechanical	\$12,400	\$8,000	\$13,200	\$8,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,700	\$15,000	\$21,300	\$26,600
Importance Code A	\$15,200	\$3,300	\$6,000	\$3,300
Importance Code B	\$171,600	\$10,600	\$15,300	\$23,200
Importance Code C		\$1,000		
Total	\$186,700	\$15,000	\$21,300	\$26,600



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Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	\$1,900	
Stucco Cement	95%			2030	* *	5	\$117,400	
Windows								
Wood	100%	Now	\$11,800	2033	* *	5	\$10,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Copper/Terne	95%			2053	* *	10	\$121,700	
Modified Bitumen	5%			2030	* *	10	\$2,600	
Interior								
Floors								
Carpet	20%			2024	\$155,000	3	\$24,900	
Carpet	17%	2-4	\$131,700	2027	\$131,700	3	\$15,800	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Wrinkling, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Cast in Place Concrete	10%			LIFE	* *	5	\$13,600	
Ceramic Tile	3%			2034	* *	5	\$1,900	
Marble Panels	5%			LIFE	* *	5	\$2,300	
Terrazzo	25%			LIFE	* *	5	\$12,100	
Vinyl Tile	15%			2030	* *	3	\$4,700	
Vinyl Tile	5%	Now	\$12,900	2025	\$25,800	3	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Interior Walls								
Ceramic Tile	3%			2034	* *	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,600	
Gypsum Board	15%			LIFE	* *	5	\$6,000	
Plaster	67%			LIFE	* *	5	\$13,300	
Wood	5%			LIFE	* *	5	\$13,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2038	* *	5	\$1,300	
Exposed Concrete	5%	Now	\$4,000	LIFE	* *	5	\$200	

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Gas Meter Room

Exposed Reinforcement, Extent : Moderate, Area Affected : 5%

Location : Gas Meter Room

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Gas Meter Room

Gypsum Board	40%			LIFE	* *	5	\$12,800	
Plaster	40%			LIFE	* *	5	\$6,400	
Plaster	10%			LIFE	* *	5	\$1,600	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Second Floor

Explanation : Vaulted Ceiling

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	* *	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1600 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	* *	5	\$900	
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Raceway

Conduit	100%			2035	* *	1		
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Panelboards

Molded Case Bkrs	100%			2033	* *	5	\$900	
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Wiring

Thermoplastic	100%			2035	* *	1		
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Motor Controllers

Locally Mounted	100%			2030	* *	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	70%			2025	\$131,600	10	\$21,700	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	30%			2025	\$56,400	10	\$9,300	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Lobby And Hallways

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting Exit, Service	100%			2025	\$11,000	1		
Exterior Lighting Fluorescent	100%			2025	\$105,800	10	\$3,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Lightning Protection								
Arresters/Cablings Generic	100%			2028	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Stacks Only								
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$3,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Inside And Outside								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$102,600	1-3	\$6,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2035	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$33,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Steam Boilers And 2 Heat Exchangers - Providing Service For 3 Buildings							
Distribution									
	Hot Wtr Piping/Pump	80%			2033	* *	4	\$1,300	
	Steam Piping/Pump	20%			2035	* *	4	\$500	
Terminal Devices									
	Air Handler	20%			2025	\$35,600	1	\$4,200	
	Convactor/Radiator	20%			2030	* *	1	\$2,200	
	Fan Coil Unit/Heat	60%			2025	\$296,600	1	\$6,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2030	* *	1	\$12,500	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement A C Room							
	No Component	20%							
Distribution									
	Chilled Wtr Pipe/Pump	80%			2035	* *	4	\$2,000	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2025	\$22,400	1	\$4,200	
	Fan Coil - Cool/Heat	60%			2025	\$299,900	1	\$6,600	
	No Component	20%							
Heat Rejection									
	Water Cooling Tower	80%			2026	\$60,600	2	\$27,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Of Palm House							
		Explanation : On The Roof Of Adjacent Building							
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,700	
	No Component	70%							
Exhaust Fans									
	Interior	30%			2025	\$3,800	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$7,700	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : This Unit Also Services The Adjacent Buildings							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset # : 2656

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : Light, Area Affected : 100%

Location : C-3

Explanation : One Unit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.050 / 14743** **Yr Built/Renovated** : **1914 /**
Area Sq Ft : **576** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **10-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1182** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$370,200	\$370,200
Total	\$370,200	\$370,200
Importance Code A	\$370,200	\$370,200
Total	\$370,200	\$370,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,500		\$3,300	
Interior Architecture				
Electrical				
Mechanical	\$200	\$100	\$200	\$100
Total	\$16,700	\$100	\$3,500	\$100
Importance Code A	\$16,500		\$3,300	
Importance Code B	\$200	\$100	\$200	\$100
Importance Code C				
Total	\$16,700	\$100	\$3,500	\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Stucco Cement	93%			2030		* *	5	\$643,500	
Wood	7%			2030		* *	5	\$96,900	

Windows

Wood	100%			2033		* *	5	\$33,000	
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Parapets

Masonry: Limestone	3%			LIFE		* *	5		
Stucco Cement	22%			2030		* *	5	\$400	
No Component	75%								

Roof

Modified Bitumen	20%			2030		* *	10	\$3,100	
Slate	80%			LIFE		* *			

Interior

Floors

Cast in Place Concrete	50%			LIFE		* *	5	\$25,300	
Terrazzo	50%			LIFE		* *	5	\$9,000	

Interior Walls

Plaster	100%			LIFE		* *	5	\$9,000	
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Ceilings

Plaster	100%			LIFE		* *	5	\$14,500	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035		* *	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st Floor

Explanation : Main Service Switch Rated @ 200 Amperes

Raceway

Conduit	100%			2035		* *	1		
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Panelboards

Molded Case Bkrs	100%			2033		* *	5		
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Wiring

Thermoplastic	100%			2035		* *	1		
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Lighting

Interior Lighting

Fluorescent	100%			2025		\$1,200	10	\$500	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Exterior Lighting

Incandescent	100%			2025		\$1,800	2		
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Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE
Asset # : 14743

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Security System

No Component

70%

Generic

30%

2025

\$500

1

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : C C T V Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2025

\$1,700

1-3

\$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside**Explanation : Strobe Lights, Horn*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Heat Pump

100%

2026

\$14,800

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic**Explanation : 1 Unit*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$400

Terminal Devices

Fan Coil Unit/Heat

100%

2030

* *

1

\$200

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Heat Pump

100%

2026

2

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit In Attic*

Terminal Devices

Fan Coil - Cool/Heat

100%

2030

* *

1

\$200

Heat Rejection

Air Condenser Unit

100%

2030

* *

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2035

* *

1

Water Heater

Electric

100%

2023

\$100

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset # : 14743

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2035	* *	1-2	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN PALM HOUSE**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.020 / 2231** **Yr Built/Renovated** : **1916 /**
Area Sq Ft : **39,063** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3378179**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$56,000	\$547,000
Interior Architecture		\$51,200
Electrical		\$400,100
Mechanical		\$341,200
Total	\$56,000	\$1,339,400
Importance Code A	\$56,000	\$547,000
Importance Code B		\$792,500
Total	\$56,000	\$1,339,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,600		\$15,800	
Interior Architecture	\$27,400	\$2,700		\$9,900
Electrical	\$1,600	\$1,300	\$1,200	\$1,100
Mechanical	\$16,000	\$11,400	\$61,200	\$13,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,600	\$19,400	\$82,200	\$28,400
Importance Code A	\$13,500	\$1,900	\$17,700	\$1,900
Importance Code B	\$47,100	\$16,200	\$64,500	\$26,400
Importance Code C		\$1,300		
Total	\$60,600	\$19,400	\$82,200	\$28,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$2,000	LIFE	* *	5	\$700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Chimney							
Stucco Cement	10%	Now	\$9,600	2030	* *	5	\$4,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Low Section Of East Facade							
Window Wall	28%			2045	* *	5	\$35,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Main Hall							
	Explanation : Rounded Surfaces With Iron Members							
Window Wall	60%			2045	* *	5	\$76,400	
Windows								
Aluminum	100%			2041	* *	5		
Roof								
Modified Bitumen	30%			2030	* *	10	\$15,800	
Sloped Glazing	40%			LIFE	* *	5	\$280,600	
Sloped Glazing	30%			LIFE	* *	5	\$210,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Main Hall							
	Explanation : Curved Glass With Iron Members							
Interior								
Floors								
Carpet	30%			2024	\$218,700	3	\$35,100	
Cast in Place Concrete	40%			LIFE	* *	5	\$51,200	
Ceramic Tile	5%			2034	* *	5	\$2,900	
Quarry Tile	10%			2038	* *	5	\$8,800	
Vinyl Tile	15%			2030	* *	3	\$4,400	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	3%			2034	* *	5	\$2,600	
Concrete Masonry Unit	30%			LIFE	* *	5	\$10,200	
Gypsum Board	52%			LIFE	* *	5	\$26,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2038	* *	5	\$26,300	
Exposed Concrete	20%			LIFE	* *	5	\$1,800	
Metal Panel	5%			LIFE	* *	5	\$3,700	
No Component	30%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Sloped Glass Roof - No Ceiling							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE
Asset # : 2231

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2035	* *	1		
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$100	
Molded Case Bkrs	90%			2033	* *	5	\$900	
Wiring								
Thermoplastic	100%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	75%			2025	\$92,600	10	\$26,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	25%			2025	\$30,900	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	50%			2025	\$25,700	10	\$4,700	
Exit, Service	50%			2025	\$5,100	1		
Exterior Lighting								
Incandescent	100%			2025	\$122,300	2	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$34,600	1	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$118,500	1-3	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations And Horn</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
HTHW/HW	100%			2045	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	100%			2034	* *	1	\$19,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room In Administration Building							
		Explanation : Remotely Located							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,900	
Terminal Devices									
	Air Handler	40%			2025	\$82,300	1	\$9,700	
	Convactor/Radiator	50%			2030	* *	1	\$6,300	
	Fan Coil Unit/Heat	10%			2025	\$57,100	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating	50%			2025	\$64,700	1	\$9,100	
	Compr/Chiller								
	Split Unit	40%			2030	* *			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 1st Floor							
		Explanation : 4 Units							
	Window/Wall Unit	10%			2020	\$7,800	1		
Distribution									
	Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$1,400	
	No Component	50%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2025	\$64,800	1	\$9,700	
	Fan Coil - Cool/Heat	10%			2025	\$72,200	1	\$1,300	
	No Component	50%							
Heat Rejection									
	Air Condenser Unit	50%			2030	* *	2	\$13,600	
	Remote Air Cond	40%			2030	* *	2	\$10,900	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,800	
Exhaust Fans									
	Interior	50%			2025	\$21,100	2	\$600	
	Roof	50%			2025	\$15,200	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN PALM HOUSE**

Asset # : 2231

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$20,400	
Sprinkler								
No Component	60%							
Generic	40%			2035	* *	1-2	\$4,400	
Chemical System								
Generic	100%			2020	\$25,500	1-3	\$50,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN SERVICE GARAGE**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.030 / 2950** **Yr Built/Renovated** : **1999 /**
Area Sq Ft : **4,756** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **10-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$89,300
Total		\$89,300
Importance Code A		\$89,300
Total		\$89,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,000		\$57,600	
Interior Architecture				
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$300	\$400	\$700	\$400
Total	\$7,400	\$500	\$58,300	\$500
Importance Code A	\$7,200	\$200	\$57,800	\$200
Importance Code B	\$200	\$200	\$500	\$200
Importance Code C				
Total	\$7,400	\$500	\$58,300	\$500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset # : 2950

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Exterior

Exterior Walls

Metal Panel	60%		2045	**	5-10	\$122,800		
Metal Coiling Doors	15%		2038	**	5	\$14,000		
Window Wall	25%		2045	**	5	\$27,900		

Roof

Single Ply Membrane	100%		2030	**	10	\$10,100		
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Interior

Floors

Cast in Place Concrete	100%		LIFE	**	5	\$15,600		
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Interior Walls

Gypsum Board	100%		LIFE	**	5	\$1,000		
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Ceilings

Exposed Struc: Steel	95%		LIFE	**				
Gypsum Board	5%		LIFE	**	5	\$400		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%		2035	**	1			
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Panelboards

Molded Case Bkrs	100%		2033	**	5	\$100		
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Wiring

Thermoplastic	100%		2035	**	1			
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Motor Controllers

Locally Mounted	100%		2030	**	5			
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Lighting

Interior Lighting

HID	100%		2025	\$4,600	10	\$200		
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Egress Lighting

Exit, Battery	100%		2025	\$1,700	10	\$300		
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Exterior Lighting

HID	100%		2025	\$17,500	10			
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Alarm

Security System

No Component	70%							
Generic	30%		2025	\$4,200	1	\$500		

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : C C T V Surveillance Camera

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset # : 2950

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Furnace	100%			2030	* *	1	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 6 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,700	
	Exhaust Fans								
	Roof	100%			2025	\$3,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2045	* *	1		
	No Component	80%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2045	* *	1-2	\$1,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY**
Address : **1000 WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.010 / 2375** **Yr Built/Renovated** : **1988 /**
Area Sq Ft : **57,143** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **05-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3378179**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$175,100	\$203,900
Interior Architecture	\$40,400	\$77,800
Electrical	\$105,400	\$382,700
Mechanical	\$42,200	\$498,600
Total	\$363,100	\$1,163,000
Importance Code A	\$175,100	\$203,900
Importance Code B	\$188,000	\$959,200
Total	\$363,100	\$1,163,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,200			\$1,300
Interior Architecture	\$13,400	\$2,200		\$58,100
Electrical	\$14,800	\$7,900	\$24,400	\$9,000
Mechanical	\$14,600	\$8,700	\$26,500	\$11,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$79,900	\$26,600	\$58,800	\$87,800
Importance Code A	\$32,100	\$2,800	\$2,900	\$4,100
Importance Code B	\$47,900	\$22,900	\$55,900	\$83,700
Importance Code C		\$900		
Total	\$79,900	\$26,600	\$58,800	\$87,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Coiling Doors	2%			2038	* *	5	\$3,900	
Stucco Cement	25%	Now	\$89,000	2038	* *	5	\$19,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : At Base Of South Green House Along East, South And West Facades								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : At The Base Of Both Greenhouses								
Window Wall	73%			2045	* *	5	\$172,200	
Windows								
Aluminum	100%			2041	* *	5	\$2,500	
Roof								
Paver: Asphalt	15%	Now	\$27,300	2028	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Over Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over Basement								
Sloped Glazing	85%			LIFE	* *	5	\$117,700	
Interior								
Floors								
Carpet	5%			2021	\$53,300	3	\$8,600	
Cast in Place Concrete	20%			LIFE	* *	5	\$37,400	
Ceramic Tile	3%			2034	* *	5	\$2,600	
Panel/Paver: Cer/Brk	42%			2041	* *	5	\$80,800	
Slate	5%			LIFE	* *	5	\$4,500	
Vinyl Tile	25%			2030	* *	3	\$10,700	
Interior Walls								
Ceramic Tile	3%			2034	* *	5	\$1,800	
Concrete Masonry Unit	27%			LIFE	* *	5	\$6,400	
Gypsum Board	70%			LIFE	* *	5	\$25,000	
Ceilings								
AcousTileSusp.Lay-In	20%			2038	* *	5	\$17,100	
Exposed Concrete	20%			LIFE	* *	5	\$2,700	
Exposed Concrete	5%			LIFE	* *	5	\$700	
Gypsum Board	10%			LIFE	* *	5	\$10,700	
Metal Panel	5%			LIFE	* *	5	\$5,300	
No Component	40%							
Other Observation, Extent : Light, Area Affected : 0%								
Location :								
Explanation : No Ceilings - Greenhouses								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 4000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2035	* *	5		
	Molded Case Bkrs	90%			2035	* *	5	\$1,400	
	Raceway								
	Conduit	100%			2035	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st Floor							
		Explanation : Point Of Contact Not Visible							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	* *	1	\$17,600	
	Generators								
	Diesel	100%			2028	* *	1	\$22,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Nameplate Ratings 100 Kw							
	Batteries								
	Lead/Acid	100%			2018	\$1,500	5	\$2,100	
	Fuel Storage								
	Day Tank	50%			2033	* *	5	\$5,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 75 Gallon Capacity							
	Main Tank	50%			2040	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Underground							
		Explanation : 500 Gallon Capacity							
Lighting									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY
Asset # : 2375

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2025	\$54,200	10	\$15,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2025	\$18,100	10	\$5,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Fluorescent	10%			2025	\$18,100	10	\$5,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
	HID	20%			2025		10	\$400	
	Incandescent	30%			2025	\$203,000	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Decorative Fixtures							
Egress Lighting									
	Exit, Service	100%			2020	\$15,100	1		
Exterior Lighting									
	Fluorescent	50%			2025	\$89,400	10	\$2,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
	HID	50%			2020	\$105,400	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2033	* *	1	\$6,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$36,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Station And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	HTHW/HW	100%			2035	* *	1		
Conversion Equipment	Heat Exchanger	100%			2028	* *	1	\$28,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room In Administration Building									
Explanation : Hot Water Comes From Adjacent Building									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset # : 2375

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-1									
Explanation : Two Freight Hoists									
Fire Suppression									
Standpipe									
	Generic	100%			2045		* *	1-5	\$29,900

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN BOTANIC GARDEN VISITOR CENTER**
Address : **1000 WASHINGTON AVE @ PRESIDENT ST.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0012.040 / 14730** **Yr Built/Renovated** : **2012 /**
Area Sq Ft : **21,290** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **10-Dec-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1**
Block : **1183** **Lot** : **1** **BIN** : **3337842**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$81,800	\$81,800
Interior Architecture		\$55,800
Total	\$81,800	\$137,600
Importance Code A	\$81,800	\$81,800
Importance Code B		\$55,800
Total	\$81,800	\$137,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$15,600	
Interior Architecture			\$9,400	
Electrical	\$2,000	\$1,600	\$1,600	\$2,100
Mechanical	\$11,000	\$11,200	\$15,600	\$15,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$20,800	\$20,700	\$50,000	\$25,300
Importance Code A	\$500	\$1,200	\$16,100	\$1,200
Importance Code B	\$20,300	\$19,500	\$32,800	\$24,100
Importance Code C			\$1,100	
Total	\$20,800	\$20,700	\$50,000	\$25,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$31,200	
Stucco Cement	20%			2045	**	5	\$31,200	
Window Wall	70%			2055	**	5	\$163,600	

Windows

Metal Louvers	20%			2040	**	10		
No Component	80%							

Roof

Metal Panel	20%			2045	**	10	\$15,400	
Single Ply Membrane	80%			2035	**	10	\$33,500	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Green Roof With Plantings

Interior

Floors

Cast in Place Concrete	80%			LIFE	**	5	\$55,800	
Mosaic Tile	3%			2045	**	5	\$2,400	
Quarry Tile	7%			2045	**	5	\$3,300	
Wood	10%			2065	**	5	\$6,000	

Interior Walls

Ceramic Tile	5%			2040	**	5	\$2,200	
Concrete Masonry Unit	35%			LIFE	**	5	\$6,300	
Fiberglass Panel	10%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
Gypsum Board	35%			LIFE	**	5	\$9,400	
Wood	10%			LIFE	**	5	\$18,000	

Ceilings

AcousTileSusp.Lay-In	15%			2045	**	5	\$4,800	
Exposed Struc: Steel	35%			LIFE	**			
Gypsum Board	50%			LIFE	**	5	\$19,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2000 Amperes

Transformers

Dry Type	100%			2042	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 30 Kva, 208/120 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	**	5	\$100	
Raceway								
Conduit	100%			2051	**	1		
Panelboards								
Fused Disc Sw	30%			2047	**	5	\$100	
Molded Case Bkrs	70%			2047	**	5	\$400	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	10%			2042	**	5		
Variable Frequency Drive	90%			2042	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	**	10	\$3,900	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Fluorescent	20%			2033	**	10	\$3,900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Incandescent	60%			2033	**	2	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : Halogen Lamps							
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,600	
Exit, LED	50%			2060	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$4,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Galleries, Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$13,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER
Asset # : 14730

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2051	**	1		
	Natural Gas	50%			2051	**	1		
	Conversion Equipment								
	Heat Pump	50%			2029	**	2	\$3,300	
	Hot Water Boiler	50%			2042	**	1	\$5,300	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	50%			2047	**	4	\$800	
	No Component	50%							
	Terminal Devices								
	Air Handler	50%			2033	**	1	\$6,600	
	Fan Coil Unit/Heat	50%			2030	**	1	\$3,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Heat Pump	100%			2029	**	2	\$1,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Terminal Devices								
	Fan Coil - Cool/Heat	100%			2033	**	1	\$6,900	
	Heat Rejection								
	Air Condenser Unit	100%			2033	**	2	\$14,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,900	
	Exhaust Fans								
	Interior	100%			2033	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$4,800	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2020	\$6,500	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN BOTANIC GARDEN VISITOR CENTER

Asset # : 14730

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 1									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	Generic	100%			2051		* *	1-2	\$6,000
Chemical System									
	Generic	100%			2024	\$25,500	1-3		\$55,000

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN CHILDREN'S MUSEUM**
Address : **145 BROOKLYN AVE @ST. MARKS AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0014.000 / 2601** **Yr Built/Renovated** : **1975 / 2008**
Area Sq Ft : **103,287** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **15-Jun-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **1229** **Lot** : **1** **BIN** : **3031049**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$147,700	\$166,000
Interior Architecture		\$122,000
Electrical	\$61,600	
Mechanical		\$2,009,300
Total	\$209,300	\$2,297,300
Importance Code A	\$147,700	\$166,000
Importance Code B	\$61,600	\$2,009,300
Importance Code C		\$122,000
Total	\$209,300	\$2,297,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$51,200	\$1,900		
Interior Architecture	\$61,000	\$33,800		\$30,900
Electrical	\$14,400	\$17,400	\$16,700	\$31,900
Mechanical	\$55,500	\$22,500	\$88,400	\$21,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,100	\$79,600	\$109,100	\$88,500
Importance Code A	\$66,900	\$7,000	\$5,100	\$5,100
Importance Code B	\$119,200	\$70,200	\$104,000	\$83,400
Importance Code C		\$2,400		
Total	\$186,100	\$79,600	\$109,100	\$88,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	20%			LIFE	**	5	\$110,700	
Metal Panel	10%			2052	**	5-10	\$76,100	
Mosaic Tile	60%	2-4	\$103,900	2046	**			
Caulking Deteriorated, Extent : Light, Area Affected : 10%								
Location : Tile Expansion Joints								
Window Wall	10%			2052	**	5	\$41,500	
Windows								
Aluminum	87%	Now	\$6,200	2042	**	5	\$3,800	
Broken/Missing Elements, Extent : Light, Area Affected : 1%								
Location : Broken Window By Stair At 2nd Floor								
Metal Louvers	3%			2039	**	10	\$1,600	
Steel	10%			2048	**	5	\$11,000	
Parapets								
Cast in Place Concrete	40%			LIFE	**	5	\$15,900	
Glazed Ceramic Panel	52%	2-4	\$3,700	2052	**	5	\$2,500	
Caulking Deteriorated, Extent : Light, Area Affected : 15%								
Location : Tile Expansion Joints								
Other Observation, Extent : Light, Area Affected : 100%								
Location : New Addition								
Explanation : Mosaic Tiles.								
Metal Panel	3%			2052	**	5	\$400	
Stucco Cement	5%			2039	**	5	\$500	
Roof								
IRMA/Protected Membrane	35%			2031	**	10	\$43,800	
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Roof Top Courtyard Membrane, Various Locations								
Repairs in Progress, Extent : Light, Area Affected : 10%								
Location : Roof Top Paver Replacement								
Panel/Paver: Cer/Brk	50%	2-4	\$34,500	2046	**			
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Mosaic Tile Roof Expansion Joints								
Single Ply Membrane	15%	4+	\$1,200	2031	**			
Ponding, Extent : Light, Area Affected : 10%								
Location : Upper Roof								
Interior								
Floors								
Carpet	40%			2027	\$770,900	3	\$123,700	
Cast in Place Concrete	10%			LIFE	**	5	\$33,800	
Ceramic Tile	5%			2039	**	5	\$7,700	
Vinyl Tile	30%			2031	**	3	\$17,400	
Wood	15%			2054	**	5	\$43,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	15%			LIFE	**			
	Ceramic Tile	3%			2039	**	5	\$4,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$3,200	
	Glass: Single Pane	2%			LIFE	**	5	\$2,400	
	Gypsum Board	60%			LIFE	**	5	\$57,800	
	Masonry: Brick	5%			LIFE	**			
	Wood	10%			LIFE	**	5	\$64,200	
Ceilings									
	AcousTileSusp.Lay-In	35%			2043	**	5	\$54,100	
	Exposed Concrete	5%			LIFE	**	5	\$1,200	
	Exposed Struc: Steel	45%			LIFE	**			
	Exposed Struc: Wood	5%			LIFE	**			
	Gypsum Board	10%	4+	\$3,100	LIFE	**	5	\$19,300	
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Library By Roof Top Courtyard Window									
Water Penetration, Extent : Light, Area Affected : 1%									
Location : 2nd Floor Library By Roof Top Courtyard Window									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Electrical Room							
		Explanation : 4000 Amp Service							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$400	
	Raceway								
	Conduit	50%			2052	* *	1		
	Conduit	50%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2048	* *	5	\$400	
	Molded Case Bkrs	40%			2048	* *	5	\$1,100	
	Molded Case Bkrs	45%			2034	* *	5	\$1,200	
	Wiring								
	Thermoplastic	50%			2036	* *	1		
	Thermoplastic	50%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,500	
Stand-by Power									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$31,800	
Generators								
Diesel	100%			2035	* *	1	\$40,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside The Building								
Explanation : 250kw Generator								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$3,800	
Fuel Storage								
Main Tank	100%			2054	* *	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	65%			2031	* *	10	\$61,600	
HID	35%			2031	* *	10	\$1,200	
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$12,500	
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
Fluorescent	50%			2031	* *	10	\$4,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Exterior Soffits								
HID	50%			2031	* *	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2031	* *	1	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Entrances And Exterior								
Explanation : Cctv System								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *	1-3	\$63,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2036	* *	1		
Natural Gas	80%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 20%								
Location : Underground Wells								
Explanation : Geothermal Wells Installed								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Heating									
	Conversion Equipment								
	Furnace	20%			2031	* *	1	\$10,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Vav Boxes							
		Explanation : Electric Re-heat Coils							
	Heat Exchanger	20%			2035	* *	1	\$10,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Geothermal Heat/ Cooling							
	Hot Water Boiler	60%	2-4	\$13,600	2031	* *	1	\$27,600	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Tubes And Headers							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$28,800	
	Hot Wtr Piping/Pump	50%			2042	* *	4	\$3,800	
Terminal Devices									
	Air Handler	80%			2031	* *	1	\$51,100	
	Fan Coil Unit/Heat	20%			2031	* *	1	\$6,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	100%			2027	\$2,009,300	2	\$6,300	
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$134,400	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	* *	1	\$63,900	
Heat Rejection									
	Water Cooling Tower	100%			2030	* *	2	\$104,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,600	
Exhaust Fans									
	Interior	90%			2031	* *	2	\$2,800	
	Roof	10%			2031	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$23,500	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 150 - Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN CHILDREN'S MUSEUM
Asset # : 2601

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$6,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 3 Units					
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$28,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G**
Address : **200 EASTERN PKWY. @ WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.010 / 4119** **Yr Built/Renovated** : **1897 / 2004**
Area Sq Ft : **237,036** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2014** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$476,600	\$304,300
Interior Architecture	\$187,400	\$471,000
Electrical	\$2,810,900	\$585,200
Mechanical	\$31,000	\$2,563,500
Total	\$3,505,800	\$3,924,000
Importance Code A	\$476,600	\$304,300
Importance Code B	\$3,029,200	\$3,619,700
Total	\$3,505,800	\$3,924,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$63,500		\$15,100	\$27,400
Interior Architecture	\$72,700	\$10,500		\$55,300
Electrical	\$56,500	\$29,800	\$53,700	\$33,000
Mechanical	\$34,500	\$47,800	\$89,600	\$40,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$239,100	\$100,000	\$170,200	\$168,100
Importance Code A	\$63,500		\$15,100	\$27,400
Importance Code B	\$165,800	\$100,000	\$155,100	\$140,600
Importance Code C	\$9,800			
Total	\$239,100	\$100,000	\$170,200	\$168,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$58,800	LIFE	**	5	\$24,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Spandrels At West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Spandrels At West Facade								
Masonry: Brick	15%	Now	\$94,400	LIFE	**	5	\$14,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Section G West Facade								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Section C South Facade And Section G West Facade								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Section C South Facde								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Section C At Stair D								
Masonry: Granite	5%			LIFE	**	5	\$3,700	
Masonry: Limestone	50%			LIFE	**	5	\$36,600	
Pre-Cast Concrete	10%			LIFE	**	5	\$31,700	
Window Wall	15%			2051	**	5	\$54,900	
Windows								
Aluminum	35%			2047	**	5	\$10,000	
Aluminum	5%	Now	\$63,800	2050	**	5	\$700	
Hardware Missing, Extent : Moderate, Area Affected : 25%								
Location : Stair D At Section C								
Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
Location : Stair D Section C								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Stair D At Section C								
Metal Clad	40%			2033	**	5	\$71,200	
Wood	20%	Now	\$170,800	2050	**	5	\$28,500	
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$1,300	
Masonry: Limestone	55%			LIFE	**	5	\$3,500	
Metal Rail	20%			2038	**	5-10	\$18,400	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2030	**	10	\$3,800	
IRMA/Protected Membrane	15%			2030	**	10	\$11,400	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over Front Entrance							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Front Entrance							
	Explanation : This Roof Is Described As American Hydrotech							
Metal Panel	15%	Now	\$27,400	2038	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Over Section D							
	Seams Open/Split, Extent : Moderate, Area Affected : 10%							
	Location : Over Section F							
Paver: Asphalt	22%			2028	**	10	\$25,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Sections C And G							
	Explanation : Modified Membrane Under Concrete Pavers							
Plaza Roof: Stone Panels	15%	Now	\$53,300	2035	**			
	Other Observation, Extent : Moderate, Area Affected : 10%							
	Location : Over Dome At Section C							
	Explanation : Cracks, Caulking Missing							
Skylight, Metal/Glass	5%			2045	**	10	\$12,600	
Sloped Glazing	5%			LIFE	**	5	\$50,500	
Sloped Glazing	18%			LIFE	**	5	\$181,700	
Interior								
Floors								
Carpet	10%			2024	\$575,200	3	\$84,300	
Cast in Place Concrete	20%			LIFE	**	5	\$184,400	
Ceramic Tile	5%			2034	**	5	\$21,100	
Glass Block	5%			2060	**	1		
Panel/Paver: Cer/Brk	5%			2041	**	5	\$47,400	
Marble Panels	5%			LIFE	**	5	\$15,800	
Terrazzo	5%			LIFE	**	5	\$16,500	
Vinyl Tile	20%			2030	**	3	\$42,200	
Wood	25%			2053	**	5	\$197,600	
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$17,100	
Plaster	70%			LIFE	**	5	\$24,000	
Plaster	5%	Now	\$9,800	LIFE	**	5	\$1,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Stair D At Section C							
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Stair D At Section C							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	15%				2038	* *	5	\$62,600	
AcousTileSusp.Lay-In	25%				2038	* *	5	\$83,500	
Glass: Susp Panels	10%				LIFE	* *			
Gypsum Board	20%				LIFE	* *	5	\$83,500	
Plaster	5%	Now		\$46,900	LIFE	* *	5	\$10,400	

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Building C, Main Stair Tower South Side

Water Penetration, Extent : Severe, Area Affected : 20%

Location : Building C, Main Stair Tower - South Side

Plaster	25%				LIFE	* *	5	\$52,200	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Transformers

Dry Type	100%				2038	* *	5	\$900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : (2) 750 Kva, 480/208/120 Volts

Switchgear / Switchboard

Fused Disc Sw	80%				2045	* *	5	\$800	
Molded Case Bkrs	20%	2-4		\$20,900	2055	* *	5	\$600	

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	70%				2025	\$84,300	1		
Conduit	30%				2045	* *	1		

Panelboards

Molded Case Bkrs	70%				2024	\$100,600	5	\$4,400	
Molded Case Bkrs	30%				2041	* *	5	\$1,900	

Wiring

Thermoplastic	30%				2045	* *	1		
Thermoplastic	50%				2035	* *	1		
Thermoplastic	20%				2025	\$24,100	1		

Motor Controllers

Locally Mounted	30%				2023	\$376,100	5	\$500	
Motor Control Center	60%				2038	* *	5	\$3,900	
Variable Frequency Drive	10%				2042	* *			

Stand-by Power

Transfer Switches

Automatic	50%				2030	* *	1	\$36,500	
Automatic	30%				2023	\$2,900	1	\$21,900	
Automatic	20%				2038	* *	1	\$14,600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	2%			2033	* *	10	\$4,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	6%			2033	* *	10	\$13,000	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Incandescent	90%			2020	\$2,764,800	2	\$4,700	
	LED	2%			2033	* *			
Egress Lighting									
	Emergency, Service	10%			2030	* *	1		
	Emergency, Service	37%			2020	\$46,100	1		
	Emergency, Battery	3%			2025	\$10,300	10	\$1,700	
	Exit, LED	5%			2053	* *	1		
	Exit, Service	35%			2020	\$23,900	1		
	Exit, Service	10%			2025	\$6,800	1		
Exterior Lighting									
	HID	100%			2030	* *	10	\$700	
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2030	* *	1	\$70,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$150,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : From Wing H							
Distribution									
	Steam Piping/Pump	100%			2035	* *	4	\$17,500	
Terminal Devices									
	Air Handler	70%			2025	\$956,400	1	\$102,600	
	Convactor/Radiator	30%			2030	* *	1	\$23,000	

Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	60%			2033	* *	1		
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water From H							
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	60%			2025	\$1,002,600	2	\$8,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 4 Package Units, Roof							
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Chilled Water Is From H							
Distribution									
	Chilled Wtr Pipe/Pump	40%			2035	* *	4	\$7,000	
	No Component	60%							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2025	\$258,300	1	\$58,600	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$132,200	
Exhaust Fans									
	Interior	70%			2025	\$196,100	2	\$5,100	
	Roof	30%			2025	\$60,400	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2025	\$11,800	4	\$1,600	
Backflow Preventer									
	Generic	100%			2030	* *	1	\$14,500	
Fixtures									
	Generic	100%							
Vertical Transport									

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM MAIN WINGS C,D,E,F AND G

Asset # : 4119

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : B-1							
		Explanation : 1 Unit E Wing							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit C Wing							
Fire Suppression									
Standpipe									
	Generic	100%			2035	* *	1-5	\$119,500	
Sprinkler									
	No Component	55%							
	Generic	45%			2045	* *	1-2	\$29,900	
Fire Pump									
	Generic	100%			2028	* *	1	\$44,300	
Chemical System									
	Generic	100%			2020	\$27,900	1-3	\$50,600	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN MUSEUM WEST WINGS A & B**
Address : **200 EASTERN PKWY. @ WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.020 / 4120** **Yr Built/Renovated** : **1897 / 2000**
Area Sq Ft : **67,980** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2014** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$247,800	\$467,800
Interior Architecture		\$65,200
Electrical	\$792,900	\$217,400
Total	\$1,040,700	\$750,500
Importance Code A	\$247,800	\$467,800
Importance Code B	\$792,900	\$282,600
Total	\$1,040,700	\$750,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,600		\$16,100	
Interior Architecture	\$70,100	\$3,000		\$17,900
Electrical	\$9,700	\$8,600	\$66,000	\$9,400
Mechanical	\$13,500	\$14,800	\$26,400	\$16,000
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$132,700	\$32,300	\$114,400	\$49,200
Importance Code A	\$33,600		\$16,100	
Importance Code B	\$99,200	\$32,300	\$98,300	\$49,200
Importance Code C				
Total	\$132,700	\$32,300	\$114,400	\$49,200



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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%			LIFE	* *	5	\$28,000	
Masonry: Limestone	65%			LIFE	* *	5	\$45,500	
Metal Panel	5%			2045	* *	5-10	\$32,100	
Windows								
Metal Clad	100%			2033	* *	5	\$161,500	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$2,000	
Masonry: Limestone	50%			LIFE	* *	5	\$3,100	
Metal Rail	10%			2038	* *	5-10	\$8,900	
Roof								
IRMA/Protected Membrane	10%			2030	* *	10	\$7,300	
Metal Panel	20%			2038	* *	10	\$26,800	
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Metal Section Between Parapet And Skylight								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Metal Roof Section Between Parapet And Skylight								
Explanation : Rubber Membrane Over Metal Roof								
Plaza Roof: Stone Panels	15%	Now	\$51,500	2035	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ziggurat								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Ziggurat								
Explanation : Cracking, Sealant Failure								
Single Ply Membrane	5%	Now	\$1,300	2025	\$13,200			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Room West Gallery								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Mechanical Room, West Gallery								
Skylight, Metal/Glass	5%	Now	\$115,600	2045	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : At Intersection With Ziggurat								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : At Intersection Of Ziggurat And Lower Roof								
Skylight, Metal/Glass	10%			2045	* *	10	\$24,400	
Sloped Glazing	35%			LIFE	* *	5	\$341,600	
Interior								
Floors								
Carpet	25%			2024	\$406,800	3	\$59,600	
Cast in Place Concrete	25%			LIFE	* *	5	\$65,200	
Ceramic Tile	5%			2034	* *	5	\$6,000	
Terrazzo	5%			LIFE	* *	5	\$4,700	
Vinyl Tile	20%			2030	* *	3	\$11,900	
Wood	20%			2053	* *	5	\$44,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior**Interior Walls**

Gypsum Board	35%			LIFE		**	5	\$32,500	
Plaster	65%			LIFE		**	5	\$30,200	

Ceilings

AcousTileSusp.Lay-In	50%			2038		**	5	\$59,600	
Gypsum Board	20%			LIFE		**	5	\$29,800	
Plaster	30%			LIFE		**	5	\$22,400	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts**Switchgear / Switchboard**

Fused Disc Sw	100%			2035		**	5	\$300	
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Raceway

Conduit	90%			2025		\$51,500	1		
Conduit	10%			2045		**	1		

Panelboards

Molded Case Bkrs	20%			2041		**	5	\$400	
Molded Case Bkrs	80%			2024		\$25,600	5	\$1,400	

Wiring

Thermoplastic	10%			2045		**	1		
Thermoplastic	90%			2025		\$48,400	1		

Motor Controllers

Locally Mounted	100%			2023		\$117,500	5	\$500	
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Stand-by Power**Transfer Switches**

Automatic	100%			2023		\$7,600	1	\$20,900	
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Lighting**Interior Lighting**

Fluorescent	10%			2020		\$23,500	10	\$6,200	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%
Location : Offices*

Incandescent	90%			2020		\$792,900	2	\$1,400	
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Egress Lighting

Emergency, Service	50%			2020		\$17,900	1		
Exit, Service	50%			2020		\$9,800	1		

Exterior Lighting

HID	100%			2030		**	10	\$200	
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Alarm**Security System**

No Component	20%								
Generic	80%			2030		**	1	\$20,300	

*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Inside And Outside
Explanation : C C T V Surveillance Cameras*

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2030 * * 1-3 \$43,200

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Campus Steam

100% 2035 * * 1

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Steam Is From H Wing

Distribution

Steam Piping/Pump

100% 2045 * * 4 \$3,400

Other Observation, Extent : Severe, Area Affected : 100%

Location : Throughout

Explanation : Heat Supply From H Wing

Terminal Devices

Air Handler

80% 2030 * * 1 \$33,600

Convactor/Radiator

20% 2038 * * 1 \$4,400

Air Conditioning

Distribution

Chilled Wtr Pipe/Pump

100% 2035 * * 4 \$5,000

Terminal Devices

Air Handler/Cool/Ht

100% 2030 * * 1 \$42,000

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$37,900

Exhaust Fans

Interior

100% 2030 * * 2 \$2,100

Plumbing

H/C Water Piping

Brass/Copper

100% 2045 * * 1

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Fixtures

Generic

100%

Vertical Transport

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WEST WINGS A & B
Asset # : 4120

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-5									
Explanation : 1 Unit B Wing									
Fire Suppression									
Standpipe									
Generic		100%			2045		* *	1-5	\$35,500
Sprinkler									
Generic		100%			2045		* *	1-2	\$19,000
Fire Pump									
Generic		100%			2034		* *	1	\$12,700

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : **BROOKLYN MUSEUM WING H**
Address : **200 EASTERN PKWY. @ WASHINGTON AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DCA0011.030 / 4121** **Yr Built/Renovated** : **1985 /**
Area Sq Ft : **85,834** **Project Type** : **CULTURAL AFFAIRS**
Date of Survey : **28-Jan-2014** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6**
Block : **1183** **Lot** : **26** **BIN** : **3029667**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$693,200	\$1,215,200
Interior Architecture		\$413,400
Electrical	\$670,400	\$70,800
Mechanical	\$131,700	\$1,194,500
Total	\$1,495,300	\$2,893,800
Importance Code A	\$693,200	\$1,215,200
Importance Code B	\$802,100	\$1,379,400
Importance Code C		\$299,200
Total	\$1,495,300	\$2,893,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$5,200	
Interior Architecture	\$27,400	\$10,400		\$18,300
Electrical	\$16,500	\$17,100	\$40,400	\$19,200
Mechanical	\$50,200	\$49,900	\$60,800	\$45,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$117,800	\$101,000	\$130,200	\$106,800
Importance Code A	\$8,500	\$8,500	\$13,900	\$8,500
Importance Code B	\$109,300	\$85,200	\$116,200	\$98,300
Importance Code C		\$7,300		
Total	\$117,800	\$101,000	\$130,200	\$106,800



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Pre-Cast Concrete	100%	Now	\$355,400	LIFE	* *	5	\$653,800	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
Windows								
Aluminum	100%	Now	\$166,100	2041	* *	5	\$9,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Sixth Floor, South East Corner							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : South East Corner, Sixth Floor							
Parapets								
Masonry: Brick	5%			LIFE	* *	5	\$500	
Pre-Cast Concrete	95%	Now	\$71,000	LIFE	* *	5	\$58,400	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 50%							
	Location : South Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : South Facade							
Roof								
IRMA/Protected Membrane	90%	Now	\$100,600	2025	\$503,000			
	Miss/Damaged Flashings, Extent : Light, Area Affected : 10%							
	Location : Various Locations							
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : Throughout							
IRMA/Protected Membrane	10%			2030	* *	10	\$5,200	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over Service Station On West Side							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Over Sevice Station On West Side							
	Explanation : This Roof Is Actually Described As American Hydrotech.							
Interior								
Floors								
Carpet	15%			2024	\$249,200	3	\$36,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$26,600	
Ceramic Tile	5%			2034	* *	5	\$6,100	
Terrazzo	10%			LIFE	* *	5	\$9,500	
Vinyl Tile	60%			2030	* *	3	\$36,500	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$14,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	
Gypsum Board	70%			LIFE	* *	5	\$123,200	
Wood	15%			LIFE	* *	5	\$176,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2038	**	5	\$18,300	
Exposed Concrete	10%			LIFE	**	5	\$1,900	
Gypsum Board	75%			LIFE	**	5	\$114,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2035	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 1

Explanation : Two 2500 Amps, One 3000 Amps And One 4000 Amps Main Disconnect Switch

Fused Disc Sw	50%			2045	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room 2

Explanation : One 3000 Amps And One 2500 Amps Main Disconnect Switch

Transformers

Dry Type	100%			2038	**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : (4) 1000 Kva, (2)750 Kva, 480/277 Volts

Switchgear / Switchboard

Fused Disc Sw	90%			2045	**	5	\$300	
Molded Case Bkrs	10%			2045	**	5	\$200	

Raceway

Conduit	70%			2025	\$40,000	1		
Conduit	20%			2035	**	1		
Conduit	10%			2045	**	1		

Panelboards

Fused Disc Sw	5%			2041	**	5	\$100	
Molded Case Bkrs	20%			2041	**	5	\$500	
Molded Case Bkrs	25%			2033	**	5	\$600	
Molded Case Bkrs	50%			2024	\$20,000	5	\$1,100	

Wiring

Thermoplastic	20%			2045	**	1		
Thermoplastic	60%			2035	**	1		
Thermoplastic	20%			2025	\$10,800	1		

Motor Controllers

Locally Mounted	5%			2023	\$9,800	5		
Motor Control Center	60%			2030	**	5	\$1,400	
Motor Control Center	30%			2038	**	5	\$700	
Variable Frequency Drive	5%			2038	**			

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Transfer Switches								
Automatic	30%			2038	* *	1	\$7,900	
Automatic	50%			2030	* *	1	\$13,200	
Automatic	20%			2023	\$1,500	1	\$5,300	
Generators								
Diesel	100%			2034	* *	1	\$33,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Generator Rated @ 750 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$3,200	
Fuel Storage								
Day Tank	50%			2041	* *	5	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1000 Gallon Capacity</i>								
Main Tank	50%			2053	* *	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2020	\$178,200	10	\$47,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	40%			2020	\$445,000	2	\$800	
Egress Lighting								
Emergency, Service	10%			2030	* *	1		
Emergency, Service	40%			2020	\$18,100	1		
Exit, Service	30%			2020	\$7,400	1		
Exit, Service	20%			2030	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10	\$300	
Alarm								
Security System								
No Component	20%							
Generic	80%			2030	* *	1	\$25,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2030 * * 1-3 \$54,500

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2045 * * 1

Conversion Equipment
Steam Boiler

100% 2030 * * 1 \$85,000

Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 3 Units (2 Lg For Heating, 1 Sm For Humidification)

Distribution

Steam Piping/Pump

100% 2035 * * 4 \$6,300

Terminal Devices

Air Handler

60% 2025 \$296,800 1 \$31,900

Convactor/Radiator

20% 2030 * * 1 \$5,500

Fan Coil Unit/Heat

20% 2025 \$274,800 1 \$5,500

Air Conditioning

Energy Source
Electricity

100% 2041 * * 1

Conversion Equipment

Centrifugal, Compressor
Turbine

100% 2034 * * 1 \$92,900

R-134a Refrigerant, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : 2 More Chillers Added (4 Total)

Distribution

Chilled Wtr Pipe/Pump

100% 2045 * * 4 \$4,200

Terminal Devices

Air Handler/Cool/Ht

100% 2025 \$389,700 1 \$53,100

Heat Rejection

Water Cooling Tower

50% 2026 \$131,700 2 \$43,200

Water Cooling Tower

50% 2019 \$131,700 2 \$43,200

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$47,900

Exhaust Fans

Interior

100% 2025 \$101,400 2 \$2,600

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DEPARTMENT OF CULTURAL AFFAIRS - 126
BROOKLYN MUSEUM WING H
Asset # : 4121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2051	* *	4	\$12,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2018	\$7,200	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2025	\$8,900	1	\$5,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) B-5 Passenger, (1) B-6 Staff, (1) B-6 Freight								
	Explanation : 4 Units (2 Passenger, 1 Staff, 1 Freight)								
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$43,300	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$24,000	
	Fire Pump								
	Generic	100%			2028	* *	1	\$16,000	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : CARNEGIE HALL
Address : 881 7TH AVE @W. 57 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0027.000 / 2399 **Yr Built/Renovated** : 1891 / 2013
Area Sq Ft : 298,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 20-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,9,12,15,ph
Block : 1009 **Lot** : 1 **BIN** : 1023449

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$170,300	\$564,900
Interior Architecture	\$267,100	\$755,900
Electrical		\$974,800
Mechanical	\$39,000	\$1,027,200
Total	\$476,300	\$3,322,800
Importance Code A	\$170,300	\$564,900
Importance Code B	\$306,000	\$2,496,100
Importance Code C		\$261,900
Total	\$476,300	\$3,322,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,800		\$10,400	\$31,400
Interior Architecture	\$57,000	\$6,200		\$36,300
Electrical	\$75,200	\$46,100	\$54,700	\$52,600
Mechanical	\$160,600	\$120,000	\$214,200	\$100,500
Elevators/Escalators	\$154,800	\$154,800	\$154,800	\$154,800
Total	\$459,400	\$327,100	\$434,100	\$375,500
Importance Code A	\$11,800	\$8,800	\$10,400	\$32,000
Importance Code B	\$447,600	\$318,200	\$423,700	\$343,500
Importance Code C				
Total	\$459,400	\$327,100	\$434,100	\$375,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$174,400	
Masonry: Brick	20%			LIFE	* *	5	\$44,600	
Masonry: Brick	60%			LIFE	* *	5	\$133,900	
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 25%								
Location : First Floor Level								
Masonry: Granite	3%			LIFE	* *	5	\$5,000	
Window Wall	7%			2051	* *	5	\$58,600	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Elevator Hall								
Windows								
Wood	70%			2041	* *	5	\$238,400	
Wood	30%			2033	* *	5	\$102,200	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	\$41,600	
Metal Cornice	30%			2040	* *	10	\$10,400	
Metal/Glass Curt Wall	10%			2051	* *	5	\$4,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Around Plaza Roof Over The 8th Floor								
Explanation : Recent Construction. This Component Is Actually Glass Panels.								
Metal Rail	10%			2038	* *	5-10	\$19,400	
Roof								
Plaza Roof: Stone Panels	40%			2051	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Plaza Roof/ Garden Over The 8th Floor								
Explanation : Rencent Replacement								
Skylight, Metal/Glass	5%			2045	* *	10	\$13,700	
Under Construction	55%							
Interior								
Floors								
Carpet	10%			2024	\$566,100	3	\$83,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$45,400	
Ceramic Tile	3%			2034	* *	5	\$12,400	
Terrazzo	2%			LIFE	* *	5	\$6,500	
Vinyl Tile	10%			2033	* *	3	\$20,700	
Vinyl Tile	20%			2030	* *	3	\$41,500	
Wood	10%			2053	* *	5	\$77,800	
Wood	40%			2065	* *	5	\$311,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE		**			
Concrete Masonry Unit	5%			LIFE		**	5	\$8,400	
Gypsum Board	15%			LIFE		**	5	\$38,000	
Gypsum Board	40%			LIFE		**	5	\$101,400	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Plaster	15%			LIFE		**	5	\$19,000	
Plaster	15%			LIFE		**	5	\$19,000	
Wood	5%			LIFE		**	5	\$84,500	

Ceilings

AcousTileSusp.Lay-In	10%			2038		**	5	\$41,500	
AcousTileSusp.Lay-In	35%			2045		**	5	\$145,300	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Exposed Concrete	5%			LIFE		**	5	\$3,200	
Gypsum Board	10%			LIFE		**	5	\$51,900	
Gypsum Board	10%			LIFE		**	5	\$51,900	

Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Plaster	15%			LIFE		**	5	\$38,900	
Plaster	15%			LIFE		**	5	\$38,900	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051		**	5	\$1,300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Main Service Switches Rated @ 5000 Amperes, 4000 Amperes And 2000 Amperes

Transformers

Dry Type	100%			2042		**	5	\$1,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 45 Kva And 75 Kva

Switchgear / Switchboard

Fused Disc Sw	100%			2051		**	5	\$1,300	
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Raceway

Conduit	10%			2025		\$24,100	1		
Conduit	90%			2051		**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2033	* *	5	\$700	
Fused Disc Sw	10%			2047	* *	5	\$700	
Molded Case Bkrs	70%			2047	* *	5	\$5,500	
Molded Case Bkrs	10%			2024	\$14,400	5	\$800	
Wiring								
Braided Cloth	10%	0-2	\$24,100	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%						
		Location : Upper Floors						
Thermoplastic	90%			2051	* *	1		
Motor Controllers								
Locally Mounted	20%			2030	* *	5	\$400	
Motor Control Center	60%			2042	* *	5	\$4,900	
Variable Frequency Drive	20%			2042	* *			
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	* *	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	* *	1	\$91,700	
Generators								
Diesel	100%			2038	* *	1	\$115,400	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : Emergency Generator Rated @ 750 Kw						
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$11,000	
Fuel Storage								
Day Tank	50%			2047	* *	5	\$27,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : 275 Gallon Capacity						
Main Tank	50%			2060	* *	5	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Basement						
		Explanation : 275 Gallon Capacity						

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2033	* *	10	\$54,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2033	* *	10	\$82,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Corridors							
	Fluorescent	10%			2033	* *	10	\$27,300	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Incandescent	20%			2025	\$772,400	2	\$1,300	
Incandescent	20%			2033	* *	2	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways, Function Rooms								
	Explanation : Halogen Bulbs								
Egress Lighting									
	Emergency, Service	40%			2033	* *	1		
	Emergency, Battery	10%			2033	* *	10	\$7,200	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	100%			2033	* *	10	\$900	
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2033	* *	1	\$77,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways. Function Rooms And Offices							
	Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$189,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Utility Steam	100%			2035	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : From Con Ed									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$17,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 4 Heater Exchangers Converting Steam To Hot Water						
	Distribution								
	Hot Wtr Piping/Pump	90%			2033	* *	4	\$13,200	
	Steam Piping/Pump	10%			2035	* *	4	\$2,200	
	Terminal Devices								
	Air Handler	40%			2030	* *	1	\$73,700	
	Convactor/Radiator	55%			2038	* *	1	\$52,900	
	Fan Coil Unit/Heat	5%			2030	* *	1	\$4,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	50%			2028	* *	1	\$161,200	
			R-134a Refrigerant, Extent : Light, Area Affected : 50%						
			Location : Sub-basement						
	Centrifugal, Elec Chiller	50%			2038	* *	1	\$161,200	
			R-134a Refrigerant, Extent : Light, Area Affected : 50%						
			Location : Basement						
	Distribution								
	Chilled Wtr Pipe/Pump	50%			2035	* *	4	\$11,000	
	Chilled Wtr Pipe/Pump	50%			2051	* *	4	\$11,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	* *	1	\$184,300	
	Heat Rejection								
	Water Cooling Tower	100%			2026	\$914,400	2	\$299,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$166,200	
	Exhaust Fans								
	Interior	15%			2030	* *	2	\$1,400	
	Roof	85%			2030	* *	2	\$7,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Electric	25%			2020	\$12,300	4	\$400	
	No Component	75%							
	HW Heat Exchanger								
	Low Temp	100%			2051	* *	4	\$44,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
CARNEGIE HALL
Asset # : 2399

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2018	\$7,200	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2025	\$30,900	1	\$18,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Throughout							
		Explanation : 6 Units							
	Hydraulic	40%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		Explanation : 4 Units							
	Escalators								
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Theater							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$155,800	
	Sprinkler								
	No Component	30%							
	Generic	70%			2045	* *	1-2	\$58,400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Main Theater							
		Explanation : No Sprinkler							
	Fire Pump								
	Generic	100%			2034	* *	1	\$55,700	
	Chemical System								
	Generic	100%			2020	\$27,900	1-3	\$50,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchens							
		Explanation : 2 Sets							

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Address : 1230 FIFTH AVENUE @E. 104 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0033.000 / 3009 **Yr Built/Renovated** : 1921 / 2009
Area Sq Ft : 37,172 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 08-Apr-2014 **Landmark Status** : INTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1610 **Lot** : 1 **BIN** : 1051499

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$364,400	\$299,300
Electrical		\$222,600
Mechanical	\$37,900	\$285,700
Total	\$402,200	\$807,600
Importance Code A	\$364,400	\$299,300
Importance Code B	\$37,900	\$508,400
Total	\$402,200	\$807,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$37,400		\$100	
Interior Architecture	\$104,000		\$5,400	\$3,500
Electrical	\$10,500	\$2,500	\$25,000	\$3,300
Mechanical	\$15,000	\$15,000	\$49,300	\$11,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$190,500	\$41,200	\$103,500	\$42,300
Importance Code A	\$41,700	\$4,300	\$4,400	\$4,300
Importance Code B	\$144,500	\$36,900	\$99,100	\$38,000
Importance Code C	\$4,300			
Total	\$190,500	\$41,200	\$103,500	\$42,300



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%			LIFE	* *	5	\$96,900	
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Museo Occupies Space On 1st And 3rd Floors And Limited Part Of Basement								
Explanation : Area Sq. Ft. Listed Above Is For Museo Space Only (15% Of Building) Entire Building. Is 203, 458 Sq. Ft.								
Masonry: Limestone	35%			LIFE	* *	5	\$72,700	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Courtyard, First Floor								
Window Wall	25%			2051	* *	5	\$259,500	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : Main Entrance Courtyard								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Main Entrance Courtyard								
Explanation : Construction Was Completed In 2008								
Wood	5%	Now	\$155,300	2038	* *	5	\$34,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Decorative Wood Studs At Vestibule And Courtyard								
Windows								
Aluminum	10%			2047	* *	5	\$300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Cafeteria Space On First Floor (2008)								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cafeteria Space On First Floor								
Explanation : Fixed Windows								
Metal Clad	10%	Now	\$18,400	2050	* *	5	\$1,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Theater								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Theater								
Wood	80%	Now	\$79,300	2050	* *	5	\$13,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout Exterior								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick	60%			LIFE	* *	5	\$400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Theater									
Explanation : Parapets At Theater Which Is Part Of The Museo									
Metal Panel	5%			2045	* *	5	\$100		
Metal: Cage/Fence	30%			2038	* *	5-10	\$1,500		
Pre-Cast Concrete	5%			LIFE	* *	5	\$200		
Roof									
Modified Bitumen	95%	Now	\$18,200	2030	* *				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%									
Location : Over Balcony									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Over Balcony									
Skylight, Metal/Glass	5%			2045	* *	10	\$2,600		
Interior									
Floors									
Carpet	25%	Now	\$78,900	2027	\$78,900	3	\$8,700		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%									
Location : Theater									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Theater									
Wrinkling, Extent : Moderate, Area Affected : 25%									
Location : Theater									
Cast in Place Concrete	5%	Now	\$2,600	LIFE	* *	5	\$2,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout Basement, Dressing Areas In Theater									
Uneven Surface, Extent : Moderate, Area Affected : 25%									
Location : Throughout Basement, Dressing Areas In Theater									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Basement Mechanical Room									
Explanation : Improper Steel Plates Covering Pipe Trench									
Terrazzo	25%			LIFE	* *	5	\$4,500		
Vinyl Tile	5%	Now	\$10,500	2035	* *	3	\$400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Back Stage Area In Theater									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Back Stage Area In Theater									
Vinyl Tile	15%			2030	* *	3	\$1,700		
Wood	25%			2060	* *	5	\$10,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Galleries									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	**	5	\$600		
Gypsum Board	63%			LIFE	**	5	\$11,300		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Galleries									
Masonry: Limestone	2%			LIFE	**				
Plaster	5%	Now	\$4,300	LIFE	**	5	\$400		
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Southwest Wall Of Theater									
Plaster	25%			LIFE	**	5	\$2,200		
Ceilings									
AcousTileSusp.Lay-In	15%			2038	**	5	\$3,500		
Exposed Concrete	5%			LIFE	**	5	\$200		
Exposed Concrete	35%			LIFE	**	5	\$1,300		
Metal Panel	20%			LIFE	**	5	\$5,800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Lobby And Cafeteria									
Plaster	15%	Now	\$5,500	LIFE	**	5	\$2,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Theater									
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Theater									
Wood	10%			LIFE	**	5	\$20,200		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2025	\$11,100	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Serice Switch Rated @ 4000 Amperes							
Fused Disc Sw	50%			2045	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 2500 Amperes Serving The Museum							
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	* *	5	\$100	
Molded Case Bkrs	50%			2025	\$17,400	5	\$500	
Raceway								
Conduit	30%			2045	* *	1		
Conduit	70%			2025	\$23,500	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	* *	5		
Molded Case Bkrs	15%			2024	\$3,600	5	\$100	
Molded Case Bkrs	80%			2041	* *	5	\$800	
Wiring								
Braided Cloth	25%	2-4	\$7,400	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	75%			2045	* *	1		
Motor Controllers								
Locally Mounted	70%			2023	\$72,600	5	\$200	
Locally Mounted	30%			2038	* *	5	\$100	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$300	
Generic	50%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	* *	10	\$1,700	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : 3rd Floor								
Fluorescent	60%			2030	* *	10	\$20,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	30%			2030	* *	2	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries								
Explanation : Track Lights								
LED	5%			2030	* *			
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
HID	100%			2025	\$150,100	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2030	* *	1	\$9,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries And Hallways								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2030	* *	1-3	\$16,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Galleries And Hallways								
Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT
Asset # : 3009

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam To Museum Space Is Provided By The Building							
	Conversion Equipment								
	Steam Boiler	100%			2042	* *	1	\$42,700	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement Mechanical Room. Steam Is Provided By The Building 2 Separate Units							
		Explanation : Two Units							
Distribution									
	Steam Piping/Pump	30%			2045	* *	4	\$600	
	Steam Piping/Pump	70%			2035	* *	4	\$2,200	
Terminal Devices									
	Air Handler	30%	Now	\$1,500	2025	\$74,500	1	\$7,200	
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Gallery							
		Explanation : Drip Pen Hose Clogged Causing Water To Spill On The Floor							
	Convactor/Radiator	70%			2030	* *	1	\$9,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2025	\$93,800	1	\$12,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : Basement Mechanical Room							
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : North Basement Machinery Room							
		Explanation : For Museum Area Only							
	Window/Wall Unit	40%			2020	\$37,900	1		
Distribution									
	Chilled Wtr Pipe/Pump	60%			2035	* *	4	\$1,900	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2025	\$117,400	1	\$16,000	
		Other Observation, Extent : Moderate, Area Affected : 60%							
		Location : North Side Of Building							
		Explanation : Museum Area Only - Air Is Humidity Controlled As Well As Temperature							
	No Component	40%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Asset # : 3009

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Condenser Unit	60%			2030	* *	2	\$18,000	
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000	
Exhaust Fans									
	Interior	60%			2025	\$30,600	2	\$800	
	No Component	40%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2035	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2035	* *	4	\$6,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room In Basement									
Explanation : Built Into The Boiler									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2020	\$11,800	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2020	\$11,800	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement To 6th Floor									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2035	* *	1-5	\$21,700	
Sprinkler									
	No Component	20%							
	Generic	80%			2045	* *	1-2	\$9,700	
Fire Pump									
	No Component	50%							
	Generic	50%			2028	* *	1	\$4,000	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : FLUSHING TOWN HALL
Address : 137-35 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0037.000 / 4380 **Yr Built/Renovated** : 1862 / 2014
Area Sq Ft : 18,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4960 **Lot** : 1 **BIN** : 4112147

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$48,400	\$278,200
Electrical		\$446,900
Mechanical	\$40,000	
Total	\$88,400	\$725,100
Importance Code A	\$48,400	\$278,200
Importance Code B	\$40,000	\$446,900
Total	\$88,400	\$725,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,600		\$1,700	\$15,000
Interior Architecture	\$60,500	\$300	\$9,300	\$1,400
Electrical	\$1,400	\$1,600	\$1,300	\$1,300
Mechanical	\$32,300	\$6,200	\$58,800	\$6,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,700	\$12,100	\$75,100	\$28,300
Importance Code A	\$29,600	\$1,000	\$2,800	\$16,000
Importance Code B	\$97,100	\$11,100	\$72,300	\$12,300
Importance Code C				
Total	\$126,700	\$12,100	\$75,100	\$28,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	83%			LIFE	**	5	\$229,700		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Masonry: Brick Cavity	5%			LIFE	**	5	\$13,800		
Masonry: Brownstone	2%			LIFE	**	5	\$4,200		
Masonry: Granite	3%			LIFE	**	5	\$6,200		
Wood	7%			2030	**	5	\$96,900		
Windows									
Aluminum	5%			2041	**	5	\$200		
Metal Louvers	2%			2034	**	10	\$400		
Steel	3%			2033	**	5	\$1,200		
Wood	90%			2041	**	5	\$29,700		
	Recent Repair Evident, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Parapets									
Masonry: Brick	5%			LIFE	**	5			
Masonry: Brick Cavity	5%			LIFE	**	5			
Masonry: Brownstone	5%			LIFE	**	5	\$100		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Coping								
Metal Panel	75%			2045	**	5	\$1,900		
Metal Rail	10%			2038	**	5-10	\$1,200		
Roof									
Built-Up (BUR)	5%			2030	**	10	\$800		
Metal Panel	90%			2038	**	10	\$25,300		
Modified Bitumen	5%	Now	\$1,900	2030	**				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Room								
Interior									
Floors									
Carpet	10%	Now	\$31,600	2027	\$31,600	3	\$3,500		
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Offices								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Open Seams								
Cast in Place Concrete	27%			LIFE	**	5	\$13,700		
Ceramic Tile	3%			2034	**	5	\$700		
Quarry Tile	3%			2038	**	5	\$1,000		
Vinyl Tile	7%			2030	**	3	\$800		
Wood	40%			2040	**	5	\$17,400		
	Repairs in Progress, Extent : Light, Area Affected : 50%								
	Location : Auditorium, First Floor Galleries								
Wood	10%			2053	**	5	\$4,300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Interior Walls

Concrete Masonry Unit	3%			LIFE		**	5	\$400	
Glass: Single Pane	5%			LIFE		**	5	\$1,100	
Gypsum Board	20%			LIFE		**	5	\$3,600	
Masonry: Brick	3%			LIFE		**			
Masonry: Fieldstone	10%			LIFE		**			
Plaster	40%			LIFE		**	5	\$3,600	
Plaster	14%			LIFE		**	5	\$1,300	

Repairs in Progress, Extent : Light, Area Affected : 50%

Location : Gift Shop

Wood	5%			LIFE		**	5	\$6,000	
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Ceilings

AcousTileSusp.Lay-In	5%			2030		**	5	\$1,200	
Embossed Metal	50%			LIFE		**	5	\$5,200	
Exposed Concrete	2%			LIFE		**	5	\$100	
Exposed Struc: Steel	5%	Now	\$26,000	LIFE		**			

Water Penetration, Extent : Light, Area Affected : 2%

Location : Mechanical Penthouse

Gypsum Board	38%			LIFE		**	5	\$11,000	
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2500 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2035		**	5	\$100	
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Raceway

Conduit	100%			2035		**	1		
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Panelboards

Fused Disc Sw	20%			2033		**	5	\$100	
Molded Case Bkrs	80%			2033		**	5	\$400	

Wiring

Thermoplastic	100%			2035		**	1		
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Motor Controllers

Locally Mounted	100%			2030		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Water Main

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Interior Lighting

Fluorescent

20%

2025

\$12,500

10

\$3,300

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Offices*

Fluorescent

5%

2025

\$3,100

10

\$800

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

Incandescent

75%

2025

\$175,000

2

\$300

Egress Lighting

Emergency, Battery

50%

2025

\$13,000

10

\$2,200

Exit, Service

50%

2025

\$2,600

1

Exterior Lighting

HID

100%

2025

\$72,700

10

\$100

Alarm

Security System

No Component

70%

Generic

30%

2025

\$17,500

1

\$2,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Inside**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2025

\$199,300

1-3

\$11,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual

100%

Now

\$500

2045

* *

1

Fuel

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : West Wall**Explanation : Outside Vent Needed For Oil Tank Room*

Conversion Equipment

Hot Water Boiler

100%

2030

* *

1

\$10,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

2041

* *

4

\$1,000

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%			2030	**	1	\$3,900	
	Convactor/Radiator	70%	Now	\$14,700	2030	**	1	\$4,200	
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : Various Areas							
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	**	1		
	Conversion Equipment								
	Under Construction	70%							
	Under Construction	30%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Remote Air Cond	30%			2020	\$40,000	2	\$4,400	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$3,900	LIFE	**	2-5	\$11,600	
		Malfunctioning, Extent : Severe, Area Affected : 25%							
		Location : 4 Damper Motors, Various Locations							
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Various Areas							
		Explanation : Replacement Is In Progress							
	Exhaust Fans								
	Interior	80%	Now	\$2,000	2025	\$19,700	2	\$400	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : All Bath Rooms							
	Roof	20%			2025	\$3,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	Water Heater								
	Gas Fired	100%			2020	\$5,200	2	\$300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,400	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Underground Sewage Line Below Parking Lot							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Repairs In Progress, Extent : Light, Area Affected : 5%							
		Location : Stairway At 3rd Floor							
	Sump Pump(s)								
	Rigid Piping	100%			2020	\$11,800	4	\$1,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
FLUSHING TOWN HALL
Asset # : 4380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, L, 1-3							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2035	* *	1-2	\$3,500	
	Chemical System								
	Generic	100%			2020	\$27,900	1-3	\$50,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Address : 145 ARTHUR KILL ROAD
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.390 / 4494 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 6,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4444 **Lot** : 35 **BIN** : 5141713

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$58,500
Total		\$58,500
Importance Code A		\$58,500
Total		\$58,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$22,000	\$300	
Interior Architecture	\$4,600			\$300
Electrical	\$300	\$6,700	\$500	\$300
Mechanical	\$1,700	\$2,000	\$1,900	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,500	\$34,600	\$6,700	\$6,700
Importance Code A	\$700	\$22,300	\$600	\$300
Importance Code B	\$9,600	\$12,400	\$6,100	\$6,400
Importance Code C	\$300			
Total	\$10,500	\$34,600	\$6,700	\$6,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
	Metal Panel	90%			2044	* *	5-10	\$80,500	
	Metal Sect. OHD	5%			2037	* *	5	\$2,000	
Windows									
	Aluminum	100%			2040	* *	5	\$700	
Roof									
	Slate	100%			LIFE	* *			
Debris Present, Extent : Light, Area Affected : 15%									
Location : Throughout									
Interior									
	Floors								
	Cast in Place Concrete	65%	2-4	\$3,000	LIFE	* *	5	\$12,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Boiler Room									
	Ceramic Tile	5%			2033	* *	5	\$500	
	Vinyl Tile	30%	Now	\$1,100	2029	* *	3	\$1,000	
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : Stairs									
Loose Units, Extent : Moderate, Area Affected : 20%									
Location : Stairs									
Interior Walls									
	Gypsum Board	100%	Now	\$300	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Below Second Floor Window At Top Of Stairs									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Below Second Floor Window At Top Of Stairs									
Ceilings									
	Exposed Struc: Steel	90%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Fireproofing Missing									
	Gypsum Board	10%			LIFE	* *	5	\$1,100	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 400 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2044	* *	5	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset # : 4494

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	* *	10	\$5,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$700	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$3,700	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$700	2029	* *	1	\$2,700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room On 1st Floor							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$300	
	Terminal Devices								
	Air Handler	90%			2029	* *	1	\$3,300	
	Fan Coil Unit/Heat	10%			2029	* *	1	\$200	
Air Conditioning									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY
Asset # : 4494

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Air Handler Room						
			Explanation : Direct Expansion Air Handler, With Hot Water Coil Built In						
	Heat Rejection								
	Air Condenser Unit	100%			2029	* *	2	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2022	\$900	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1-2						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$1,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.130 / 2381 **Yr Built/Renovated** : 1869 /
Area Sq Ft : 4,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121936

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$52,100	\$150,000
Interior Architecture	\$241,300	
Total	\$293,400	\$150,000
Importance Code A	\$52,100	\$150,000
Importance Code B	\$194,000	
Importance Code C	\$47,300	
Total	\$293,400	\$150,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,500	\$7,800		
Interior Architecture				
Total	\$9,500	\$7,800		
Importance Code A	\$9,500	\$7,800		
Importance Code B				
Importance Code C				
Total	\$9,500	\$7,800		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	15%			LIFE	* *	5	\$1,300	
	Wood	85%	Now	\$52,100	2029	* *	5	\$18,300	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Windows								
	Wood	100%	Now	\$9,500	2032	* *	5	\$11,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
	Location : Various Locations Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
	Location : Front Entry								
	Parapets								
	Wood Cornice	100%			2034	* *	5-10	\$11,500	
	Roof								
	Copper/Terne	15%			2039	* *	10	\$2,800	
	Wood Shingles	85%			2027	\$150,000	10	\$2,100	
Interior									
	Floors								
	Wood	100%	Now	\$116,600	2052	* *	5	\$5,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Interior No Longer In Use								
	Interior Walls								
	Plaster	100%	Now	\$47,300	LIFE	* *	5	\$1,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Interior No Longer In Use								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset # : 2381

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Plaster

100% Now \$77,300 LIFE * * 5 \$3,400

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Throughout

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Throughout

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Interior No Longer In Use

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN GUYON STORE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.180 / 2382 **Yr Built/Renovated** : 1815 / 1835
Area Sq Ft : 2,790 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121942

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$47,300	
Total	\$47,300	
Importance Code A	\$47,300	
Total	\$47,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,800			
Interior Architecture		\$2,300		
Total	\$27,800	\$2,300		
Importance Code A	\$27,800			
Importance Code B		\$2,300		
Importance Code C				
Total	\$27,800	\$2,300		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON STORE
Asset # : 2382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	5%			LIFE	**	5	\$100	
	Masonry: Fieldstone	20%			LIFE	**	5	\$300	
	Wood	75%	Now	\$10,300	2029	**	5	\$3,600	
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Windows									
	Wood	100%	4+	\$17,500	2032	**	5	\$7,200	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Roof									
	Wood Shingles	80%	Now	\$47,300	2039	**			1
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Wood Shingles	20%			2033	**	10	\$200	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Various Locations Throughout, 2010							
Interior									
	Floors								
	Wood	100%			2039	**	5	\$4,700	
	Interior Walls								
	Plaster	75%			LIFE	**	5	\$500	
	Wood	25%			LIFE	**	5	\$2,300	
Ceilings									
	Exposed Struc: Wood	100%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.240 / 2383 **Yr Built/Renovated** : 1740 / 1820
Area Sq Ft : 4,866 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$269,900
Interior Architecture	\$37,900	
Total	\$37,900	\$269,900
Importance Code A		\$269,900
Importance Code B	\$37,900	
Total	\$37,900	\$269,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$20,700	\$19,700		
Interior Architecture				
Electrical	\$10,200	\$40,300		
Mechanical	\$200	\$200	\$500	\$200
Total	\$31,200	\$60,300	\$500	\$200
Importance Code A	\$20,900	\$20,000	\$200	\$200
Importance Code B	\$10,200	\$40,300	\$300	
Importance Code C				
Total	\$31,200	\$60,300	\$500	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset # : 2383

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%	Now	\$1,400	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
	Masonry: Fieldstone	5%			LIFE	* *	5	\$300	
	Wood	90%			2029	* *	5	\$39,500	
Windows									
	Wood	100%	Now	\$19,300	2032	* *	5	\$12,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
	Wood Shingles	100%			2027	\$269,900	10	\$3,800	
Interior									
Floors									
	Panel/Paver: Cer/Brk	15%			2032	* *	5	\$2,100	
	Wood	85%	Now	\$37,900	2039	* *	5	\$5,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior Walls									
	Masonry: Fieldstone	15%			LIFE	* *			
	Plaster	60%			LIFE	* *	5	\$1,100	
	Wood	25%			LIFE	* *	5	\$6,300	
Ceilings									
	Exposed Struc: Wood	35%			LIFE	* *			
	Plaster	65%			LIFE	* *	5	\$2,600	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%			2024	\$4,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2023	\$8,000	5	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE
Asset # : 2383

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$8,700	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Ground Rod - Outside								
Explanation : Corroded								
Lighting								
Interior Lighting								
Incandescent	100%			2019	\$23,600	2	\$100	
Exterior Lighting								
Incandescent	100%			2019	\$16,700	2		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Furnace	100%			2024	\$5,500	1	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Unit								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.030 / 2380 **Yr Built/Renovated** : 1848 / 1918
Area Sq Ft : 11,569 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$267,500	
Electrical	\$128,100	\$144,600
Mechanical		\$276,400
Total	\$395,500	\$421,000
Importance Code A	\$267,500	
Importance Code B	\$128,100	\$421,000
Total	\$395,500	\$421,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$50,500	\$3,100		
Interior Architecture	\$28,500	\$6,500	\$300	\$3,500
Electrical		\$700	\$700	\$900
Mechanical	\$32,700	\$1,400	\$4,500	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$115,700	\$15,800	\$9,400	\$9,700
Importance Code A	\$51,100	\$3,700	\$600	\$600
Importance Code B	\$62,800	\$12,000	\$8,800	\$9,100
Importance Code C	\$1,900			
Total	\$115,700	\$15,800	\$9,400	\$9,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$218,400	LIFE	* *	5	\$22,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Loose Units, Extent : Light, Area Affected : 10%							
	Location : Various Locations Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : First Floor West Wall							
Masonry: Limestone	5%	Now	\$7,300	LIFE	* *	5	\$900	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Wood	5%			2029	* *	5	\$6,300	
Windows								
Wood	100%	2-4	\$21,700	2040	* *	5	\$13,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
Parapets								
Wood Cornice	100%	Now	\$21,500	2034	* *	5	\$11,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Roof								
Copper/Terne	95%			2039	* *	10	\$49,000	
Skylight, Metal/Glass	5%			2044	* *	10	\$3,400	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM
Asset # : 2380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%	Now	\$18,900	2023	\$94,500	3	\$10,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Wrinkling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Open Seams							
	Ceramic Tile	5%			2033	**	5	\$900	
	Vinyl Tile	15%			2029	**	3	\$1,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Basement							
	Wood	40%			2039	**	5	\$13,000	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Gypsum Board	35%			LIFE	**	5	\$1,100	
	Masonry: Brick	10%			LIFE	**			
	Plaster	40%	Now	\$1,700	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : First Floor West Wall							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : First Floor West Wall							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor West Wall							
		Explanation : Cannot Access Damage Due To Secondary Display Wall Set In Front							
	Wood	5%			LIFE	**	5	\$1,000	
Ceilings									
	Gypsum Board	70%			LIFE	**	5	\$15,200	
	Plaster	30%	Now	\$7,300	LIFE	**	5	\$3,200	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Stairs On Second Floor							

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 800 Amps Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5	\$100	
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	* *	5		
Molded Case Bkrs	95%			2032	* *	5	\$300	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	30%			2024	\$12,000	10	\$3,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Incandescent	70%			2024	\$105,000	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$8,300	10	\$1,400	
Exit, Service	50%			2024	\$1,700	1		
Exterior Lighting								
Incandescent	100%			2024	\$39,600	2		
Alarm								
Fire/Smoke Detection								
Generic	100%	Now	\$128,100	2034	* *	1-3	\$6,500	
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Hot Water Boiler	100%			2037	* *	1	\$5,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
Distribution									
Hot Wtr Piping/Pump	100%			2040	* *	4	\$600		
Terminal Devices									
Air Handler	75%			2024	\$50,000	1	\$5,400		
Convactor/Radiator	25%			2029	* *	1	\$900		
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	75%	Now	\$18,500	2022	\$184,800	2	\$400		
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : One A C Unit In Attic Space								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Attic - Internal Package Units Not Accessible								
No Component	25%								
Terminal Devices									
Direct Expansion	15%			2024	\$4,300	1			
No Component	85%								
Heat Rejection									
Air Condenser Unit	15%			2029	* *	2	\$1,200		
Remote Air Cond	75%			2024	\$41,600	2	\$6,000		
No Component	10%								
Ventilation									
Distribution									
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$5,800		
No Component	10%								
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2029	* *	1			
Water Heater									
Gas Fired	100%			2022	\$2,900	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%			2024	\$11,800	4	\$1,600		
Sewage Ejector(s)									
Electric	100%	Now	\$11,800	2034	* *	4	\$1,600		
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fixtures									
Generic	100%								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Asset # : 2380

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : Light, Area Affected : 100%

Location : B, 1, 2

Explanation : 1 Unit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.340 / 2386 **Yr Built/Renovated** : 1908 / 2013
Area Sq Ft : 11,825 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121944

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$245,000	
Interior Architecture	\$74,100	
Electrical	\$52,600	\$153,500
Mechanical	\$36,600	\$63,800
Total	\$408,400	\$217,300
Importance Code A	\$281,600	
Importance Code B	\$126,800	\$217,300
Total	\$408,400	\$217,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,300	\$1,300	\$3,100	
Interior Architecture	\$34,300			\$400
Electrical	\$73,000	\$49,300	\$700	\$900
Mechanical	\$8,800	\$1,700	\$900	\$900
Total	\$122,400	\$52,400	\$4,700	\$2,200
Importance Code A	\$6,300	\$2,100	\$3,800	\$700
Importance Code B	\$112,300	\$50,300	\$900	\$1,500
Importance Code C	\$3,800			
Total	\$122,400	\$52,400	\$4,700	\$2,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$800	
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,900	
Masonry: Brick	75%	Now	\$79,300	LIFE	**	5	\$6,100	
Graffiti, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Horizontal Cracks, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : North Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Masonry: Brick	10%			LIFE	**	5	\$800	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Library								
Masonry: Limestone	2%	Now	\$1,900	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Stucco Cement	3%			2029	**	5	\$600	
Wood	5%			2029	**	5	\$2,100	
Windows								
Wood	90%	Now	\$165,700	2049	**	5	\$27,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	10%			2040	**	5	\$6,100	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Library								
Parapets								
No Component	90%							
Under Construction	10%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Asphalt Shingle	75%	Now	\$2,900	2027	\$28,900				
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Built-Up (BUR)	15%			2034	* *	10	\$1,600		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Library								
Copper/Terne	10%	Now	\$1,500	2039	* *				
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Asphalt Poured	5%	Now	\$800	2044	* *	5	\$100		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%								
	Location : Stairs								
	Wrinkling, Extent : Moderate, Area Affected : 60%								
	Location : Stairs								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200		
Ceramic Tile	5%	Now	\$1,100	2027	\$10,900	5	\$300		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	30%	0-2	\$28,700	2034	* *	3	\$1,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Wood	5%	Now	\$18,500	2064	* *	5	\$500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
	Location : Custodian Office In Basement								
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : Custodian Office In Basement								
Wood	50%	0-2	\$55,600	2039	* *	5	\$4,900		
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Gypsum Board	10%			LIFE		**	5	\$600	
Masonry: Brick	25%			LIFE		**			
Plaster	45%	Now		\$3,800	LIFE	**	5	\$1,300	

Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Throughout

SGFT/Glazed Masonry	10%			LIFE		**			
Under Construction	10%								

Ceilings

Embossed Metal	10%			LIFE		**	5	\$400	
Plaster	80%			LIFE		**	5	\$4,100	
Under Construction	10%								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024		\$1,600	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Knife Sw	100%	2-4		\$34,500	2054	**	5		
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Raceway

Conduit	95%			2024		\$31,800	1		
Conduit	5%			2034		**	1		

Panelboards

Fused Toggle Switch	50%	2-4		\$8,000	2049	**	5	\$100	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	50%			2023		\$8,000	5	\$200	
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Wiring

Braided Cloth	65%	2-4		\$19,300	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2024		\$8,900	1		
Thermoplastic	5%			2034		**	1		

Motor Controllers

Locally Mounted	100%			2022		\$32,300	5	\$100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28
Asset # : 2386

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Corroded							
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$52,600	10	\$4,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	30%			2024	\$22,600	10	\$1,900	
Exterior Lighting								
HID	50%			2019	\$23,900	10		
Incandescent	50%			2019	\$20,300	2		
Alarm								
Fire/Smoke Detection								
Generic	100%			2024	\$130,900	1-3	\$7,500	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2024	\$6,100	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$36,600	2044	* *	1	\$6,300	
	On Extended Life, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units							
Distribution								
Steam Piping/Pump	100%	Now	\$5,200	2034	* *	4	\$300	
	Leak Evident, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Steam Traps Faulty, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Terminal Devices								
Convactor/Radiator	90%			2022	\$63,800	1	\$2,000	
Fan Coil Unit/Heat	10%			2024	\$11,200	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset # : 2386

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	5%			2019	\$800	1		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2034	* *	1		
	Galv Iron/Steel	80%			2022	\$17,900	1		
	Water Heater								
	Gas Fired	100%	Now	\$1,700	2024	\$1,700	2	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.070 / 2810 **Yr Built/Renovated** : 1855 /
Area Sq Ft : 2,731 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 200 **BIN** : 5121949

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$103,400	
Interior Architecture	\$42,800	
Total	\$146,200	
Importance Code A	\$103,400	
Importance Code B	\$42,800	
Total	\$146,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$30,400	\$200		
Interior Architecture	\$45,500			\$400
Electrical	\$10,200	\$29,500		
Mechanical	\$12,300	\$300	\$600	\$300
Total	\$98,500	\$30,000	\$600	\$700
Importance Code A	\$34,300	\$300	\$100	\$100
Importance Code B	\$51,500	\$29,700	\$600	\$700
Importance Code C	\$12,700			
Total	\$98,500	\$30,000	\$600	\$700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Wood	100%	Now	\$27,000	2029	* *	5	\$4,700	
				Deteriorated Finish, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Paint Peeling, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
	Windows								
	Wood	100%	Now	\$57,100	2049	* *	5	\$7,100	
				Air Infiltration, Extent : Severe, Area Affected : 45%					
				Location : Throughout					
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
				Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%					
				Location : Various Locations Throughout					
	Parapets								
	Wood Cornice	100%			2034	* *	5-10	\$400	
	Roof								
	Copper/Terne	20%	Now	\$3,500	2052	* *			
				Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 40%					
				Location : Low Roof					
				Seams Open/Split, Extent : Moderate, Area Affected : 50%					
				Location : Low Roof					
	Wood Shingles	80%	0-2	\$46,400	2039	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Dry Rot/Decay, Extent : Severe, Area Affected : 50%					
				Location : Throughout					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%	Now	\$11,600	2026	\$11,600	3	\$1,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wrinkling, Extent : Severe, Area Affected : 45%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is No Longer In Use								
Ceramic Tile	5%	Now	\$2,500	2039	* *	5	\$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Quarry Tile	10%	Now	\$3,000	2037	* *	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Old Kitchen								
Wood	50%	Now	\$42,800	2064	* *	5	\$1,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : Second Floor								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Plaster	95%	Now	\$11,000	LIFE	* *	5	\$600	
Paint Peeling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	5%	Now	\$1,600	LIFE	* *	5	\$500	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Plaster

100% Now \$15,800 LIFE * * 5 \$1,200
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%
Location : Throughout
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%
Location : Throughout
Staining/Discoloring, Extent : Moderate, Area Affected : 40%
Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2024 \$1,600 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : One 600 Amps Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100% 2024 \$34,500 5 \$100

Raceway

Conduit

100% 2024 \$33,500 1

Panelboards

Fused Disc Sw

10% 2023 \$1,600 5

Molded Case Bkrs

90% 2023 \$14,400 5 \$100

Wiring

Thermoplastic

100% 2024 \$29,700 1

Motor Controllers

Locally Mounted

100% 2022 \$16,100 5

Ground

Grounding Devices

Generic

100% 2-4 \$10,200 LIFE * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : Corroded

Lighting

Interior Lighting

Incandescent

100% 2019 \$17,400 2

Egress Lighting

Emergency, Battery

100% 2019 \$2,300 10 \$400

Exterior Lighting

Incandescent

100% 2019 \$9,400 2

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT
Asset # : 2810

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$3,900	2044	* *	1	\$700	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 1 Unit							
Terminal Devices								
Air Handler	100%			2024	\$9,300	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	\$34,500	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement							
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$1,000	
Heat Rejection								
Remote Air Cond	100%			2024	\$10,400	2	\$1,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$900	
Exhaust Fans								
Interior	100%			2024	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$400	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2018	\$7,200	4	\$2,500	
Fixtures								
Generic	100%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.260 / 2384 **Yr Built/Renovated** : 1909 /
Area Sq Ft : 3,736 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121933

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$76,200	
Total	\$76,200	
Importance Code A	\$76,200	
Total	\$76,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$55,300			
Interior Architecture		\$3,400	\$1,300	
Electrical	\$15,700	\$25,600		
Mechanical	\$300	\$14,500	\$400	\$300
Total	\$71,200	\$43,500	\$1,600	\$300
Importance Code A	\$55,400	\$200	\$200	\$200
Importance Code B	\$15,800	\$43,400	\$1,500	\$100
Importance Code C				
Total	\$71,200	\$43,500	\$1,600	\$300



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 Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$9,500	LIFE	* *	5	\$6,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	5%			LIFE	* *	5	\$300	
Wood	10%	Now	\$4,900	2029	* *	5	\$1,900	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Split/Cracked, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Windows								
Wood	100%	Now	\$76,200	2049	* *	5	\$10,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Wood Cornice	100%	Now	\$19,400	2034	* *	5	\$5,600	
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Metal Panel	10%	Now	\$2,100	2029	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : Porch								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Porch								
Slate	90%	Now	\$19,300	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : East Wall Of Second Floor								
Interior								
Floors								
Carpet	2%			2020	\$1,200	3	\$100	
Cast in Place Concrete	23%			LIFE	* *	5	\$2,400	
Ceramic Tile	5%			2027	\$4,600	5	\$200	
Quarry Tile	5%			2029	* *	5	\$400	
Wood	65%			2039	* *	5	\$5,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Ceramic Tile	5%			2027	\$6,600	5	\$200	
Masonry: Brick	10%			LIFE	**			
Plaster	75%			LIFE	**	5	\$1,100	
Wood	10%			LIFE	**	5	\$1,900	

Ceilings

AcousTileConcealSpLn	10%			2029	**	5	\$600	
Plaster	85%			LIFE	**	5	\$2,600	

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Second Floor Office East Wall

Water Penetration, Extent : Light, Area Affected : 5%

Location : Second Floor Office East Wall

Wood	5%			LIFE	**	5	\$2,100	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	\$1,400	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement Work Shop

Explanation : One 100 Amps Main Disconnect Switch

Raceway

Conduit	100%			2024	\$3,700	1		
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Panelboards

Fused Toggle Switch	10%	2-4	\$700	2049	**	5		
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Obsolete Equipment, Extent : Moderate, Area Affected : 10%

Location : Basement

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	90%			2023	\$6,600	5	\$100	
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Wiring

Braided Cloth	70%	2-4	\$5,600	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2024	\$2,400	1		
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Motor Controllers

Locally Mounted	100%			2022	\$7,000	5		
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Ground

Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

Lighting

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Asset # : 2384

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Interior Lighting									
Fluorescent	40%				2019	\$2,800	10	\$1,200	
Incandescent	60%				2019	\$9,900	2		
Exterior Lighting									
Incandescent	100%				2019	\$11,700	2		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source									
Natural Gas	100%				2034	* *	1		
Conversion Equipment									
Hot Water Boiler	100%				2029	* *	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Unit</i>									
Distribution									
Hot Wtr Piping/Pump	100%				2032	* *	4	\$200	
Terminal Devices									
Convactor/Radiator	100%				2029	* *	1	\$1,100	

Air Conditioning

Energy Source									
Electricity	100%				2032	* *	1		
Conversion Equipment									
Window/Wall Unit	40%				2019	\$2,600	1		
No Component	60%								

Plumbing

H/C Water Piping									
Galv Iron/Steel	100%				2029	* *	1		
Water Heater									
Gas Fired	100%				2022	\$700	2		
Sanitary Piping									
Cast Iron	100%				LIFE	* *	1		
Sump Pump(s)									
Rigid Piping	100%				2019	\$10,800	4	\$2,500	
Fixtures									
Generic	100%								

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.400 / 14347 **Yr Built/Renovated** : 1836 / 2005
Area Sq Ft : 1,200 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121947

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,100	\$4,300		
Interior Architecture		\$1,200		
Electrical				
Total	\$7,100	\$5,500		
Importance Code A	\$7,100	\$4,300		
Importance Code B		\$1,200		
Importance Code C				
Total	\$7,100	\$5,500		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE
Asset # : 14347

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$300	
Wood	80%			2029	* *	5	\$8,700	
Split/Cracked, Extent : Light, Area Affected : 10%								
Location : Various Locations Throughout								
Windows								
Wood	100%	Now	\$7,100	2040	* *	5	\$3,000	
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 30%								
Location : Exterior Frames								
Roof								
Asphalt Shingle	100%			2027	\$10,200	10	\$500	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$700	
Wood	80%			2039	* *	5	\$2,300	
Interior Walls								
Gypsum Board	90%			LIFE	* *	5	\$800	
Plaster	10%			LIFE	* *	5		
Ceilings								
Gypsum Board	90%			LIFE	* *	5	\$1,800	
Plaster	10%			LIFE	* *	5	\$100	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Not Accessible									
100%									
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Although The Building Has An Electrical System - There Is No Con Ed Service Connection									
Raceway									
Conduit									
100%									
2034									
* *									
1									
Panelboards									
Molded Case Bkrs									
100%									
2032									
* *									
5									
Wiring									
Thermoplastic									
100%									
2034									
* *									
1									

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset # : 14347

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible		100%						
Lighting								
Interior Lighting								
Incandescent		100%		2024	\$5,800	2		
Exterior Lighting								
Incandescent		100%		2024	\$4,100	2		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.300 / 2385 **Yr Built/Renovated** : 1837 / 1839
Area Sq Ft : 4,795 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121941

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,200	\$44,000		
Interior Architecture	\$34,300			
Electrical		\$100		
Mechanical	\$200	\$200	\$500	\$200
Total	\$42,800	\$44,200	\$500	\$200
Importance Code A	\$8,400	\$44,200	\$200	\$200
Importance Code B	\$30,300		\$300	
Importance Code C	\$4,000			
Total	\$42,800	\$44,200	\$500	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$3,500	LIFE	* *	5	\$2,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	75%			2029	* *	5	\$32,400	
Windows								
Wood	100%	Now	\$4,800	2032	* *	5	\$11,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Roof								
Copper/Terne	100%			2039	* *	10	\$27,800	
Interior								
Floors								
Vinyl Tile	5%	Now	\$2,800	2034	* *	3	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Wood	95%	0-2	\$20,900	2039	* *	5	\$5,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs To Basement</i>								
Interior Walls								
Plaster	75%	Now	\$4,000	LIFE	* *	5	\$1,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	25%			LIFE	* *	5	\$6,200	
Ceilings								
Exposed Struc: Wood	25%			LIFE	* *			
Plaster	75%	Now	\$6,600	LIFE	* *	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE
Asset # : 2385

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 100 Amps Main Disconnect Switch								
	Raceway								
	Conduit	100%			2034	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2032	* *	5		
	Molded Case Bkrs	95%			2032	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2034	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Incandescent	100%			2024	\$23,200	2	\$100	
	Exterior Lighting								
	Incandescent	100%			2024	\$16,400	2		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Furnace	100%			2029	* *	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	10%			2029	* *	1		
	No Component	90%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.010 / 2379 **Yr Built/Renovated** : 1837 / 1990
Area Sq Ft : 7,447 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4441 **Lot** : 1 **BIN** : 5121946

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$95,300	
Interior Architecture	\$46,100	
Electrical	\$113,700	
Mechanical		\$65,300
Total	\$255,100	\$65,300
Importance Code A	\$95,300	
Importance Code B	\$159,700	\$65,300
Total	\$255,100	\$65,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$94,000			
Interior Architecture	\$79,600			\$2,400
Electrical	\$11,700	\$25,600	\$100	\$100
Mechanical	\$1,000	\$3,200	\$1,700	\$900
Total	\$186,300	\$28,800	\$1,800	\$3,400
Importance Code A	\$94,600	\$600	\$700	\$600
Importance Code B	\$91,700	\$28,200	\$1,000	\$2,700
Importance Code C				
Total	\$186,300	\$28,800	\$1,800	\$3,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$91,000	LIFE	* *	5	\$9,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Masonry: Brick	5%	Now	\$4,300	LIFE	* *	5	\$700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney And Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Chimney								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Chimney And Throughout								
Masonry: Brownstone	20%	Now	\$27,200	LIFE	* *	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Wood	5%	Now	\$4,800	2029	* *	5	\$1,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Windows								
Wood	100%	Now	\$29,500	2032	* *	5	\$18,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Frames								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Frames								
Parapets								
Wood Cornice	100%	Now	\$20,100	2034	* *	5	\$10,500	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Roof								
Copper/Terne	100%	Now	\$12,400	2039	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Main Hall On Second Floor								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	4+	\$66,100	2026	\$66,100	3	\$7,300	
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wrinkling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Wood	45%	4+	\$46,100	2039	**	5	\$4,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
Location : First And Second Floor Public Space								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : First And Second Floor Public Space								
Interior Walls								
Plaster	100%			LIFE	**	5	\$2,900	
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Ceilings								
Plaster	100%	Now	\$13,600	LIFE	**	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Second Floor Main Hall, Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Main Hall								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2050	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 200 Amps Main Disconnect Switch									
Raceway									
	Conduit	100%			2024	\$9,100	1		
Panelboards									
	Fused Toggle Switch	30%	2-4	\$4,800	2049	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
	Molded Case Bkrs	70%			2046	* *	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	60%	2-4	\$6,900	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2050	* *	1		
	Thermoplastic	30%			2024	\$3,400	1		
Motor Controllers									
	Locally Mounted	100%			2022	\$20,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Incandescent	100%			2019	\$113,700	2	\$100	
	Exterior Lighting								
	Incandescent	100%			2019	\$25,500	2		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2039	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Copper							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$6,400	
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2022	\$65,300	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2019	\$700	1		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2022	\$20,700	1		
	Water Heater								
	Gas Fired	100%			2019	\$1,600	2	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Asset # : 2379

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,800	4	\$1,600	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN
Address : 721 ARTHUR KILL ROAD @CORTELYOU AVE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.380 / 2387 **Yr Built/Renovated** : 1910 /
Area Sq Ft : 8,261 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 17-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors X
Block : 5570 **Lot** : 1 **BIN** : 5141709

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,004,800	\$44,800
Total	\$1,004,800	\$44,800
Importance Code A	\$1,004,800	\$44,800
Total	\$1,004,800	\$44,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,000			
Total	\$28,000			
Importance Code A	\$28,000			
Total	\$28,000			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN
Asset # : 2387

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Wood	100%	Now	\$1,004,800	2044	* *	5	\$44,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Abandoned, Extensive Damage After Superstorm Sandy							
Windows									
	Wood	100%	Now	\$28,000	2049	* *	5	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Abandoned, Extensive Damage After Sandy							
Roof									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Two Levels Of Roofs - Both Appear To Be In Poor Condition With Open Hole Evident							
Interior									
	Floors								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							
Interior Walls									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							
Ceilings									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Extensive Damage Suspected							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Vacant Building Is Closed And No Access Is Permitted							
	Transformers								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN

Asset # : 2387

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Not Accessible	100%							
	Panelboards								
	Not Accessible	100%							
	Wiring								
	Not Accessible	100%							
	Motor Controllers								
	Not Accessible	100%							
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Not Accessible	100%							
	Egress Lighting								
	Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Throughout								
	Explanation : Long Vacant Building Damaged By Hurricane Sandy - Boarded Up And Fenced In - No Access								
Conversion Equipment									
	Not Accessible	100%							
Distribution									
	Not Accessible	100%							
Terminal Devices									
	Not Accessible	100%							
Ventilation									
	Distribution								
	Not Accessible	100%							
Exhaust Fans									
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Not Accessible	100%							
Water Heater									
	Not Accessible	100%							
HW Heat Exchanger									
	Not Accessible	100%							
Sanitary Piping									
	Not Accessible	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TRACKLESS TROLLEY BARN
Asset # : 2387

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN TREASURE HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.140 / 1598 **Yr Built/Renovated** : 1700 / 1860
Area Sq Ft : 3,960 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4441 **Lot** : 1 **BIN** : 5121939

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$62,000	\$126,000
Interior Architecture	\$62,100	
Total	\$124,100	\$126,000
Importance Code A	\$62,000	\$126,000
Importance Code B	\$62,100	
Total	\$124,100	\$126,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$2,500		
Interior Architecture	\$82,900			
Total	\$82,900	\$2,500		
Importance Code A		\$2,500		
Importance Code B	\$42,300			
Importance Code C	\$40,600			
Total	\$82,900	\$2,500		



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE

Asset # : 1598

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$100	
	Masonry: Fieldstone	45%			LIFE	**	5	\$700	
	Wood	50%			2029	**	5	\$5,100	
Windows									
	Wood	100%	2-4	\$62,000	2049	**	5	\$7,700	
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Wood Shingles	100%			2027		\$126,000	10	\$1,800
Interior									
Floors									
	Wood	100%	Now	\$62,100	2052	**	5	\$3,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : No Longer In Use									
Interior Walls									
	Plaster	75%	Now	\$21,100	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Throughout									
	Wood	25%	Now	\$19,500	LIFE	**	5	\$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 40%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN TREASURE HOUSE

Asset # : 1598

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Wood	25%	Now	\$13,700	LIFE	* *			
			<i>Insect/Bird Damage, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Attic</i>					
Plaster	75%	Now	\$28,600	LIFE	* *	5	\$1,300	
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE
Address : 441 CLARKE AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0021.100 / 1595 **Yr Built/Renovated** : 1695 /
Area Sq Ft : 2,540 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,ATC
Block : 4441 **Lot** : 1 **BIN** : 5121939

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$50,400	
Interior Architecture	\$58,200	
Total	\$108,600	
Importance Code A	\$50,400	
Importance Code B	\$58,200	
Total	\$108,600	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$57,900			
Interior Architecture				
Electrical	\$44,800			
Mechanical	\$2,900	\$100	\$300	\$100
Total	\$105,600	\$100	\$300	\$100
Importance Code A	\$62,400	\$100	\$100	\$100
Importance Code B	\$43,200		\$200	
Importance Code C				
Total	\$105,600	\$100	\$300	\$100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	3%	Now	\$1,300	LIFE	* *	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Chimney								
Masonry: Fieldstone	10%			LIFE	* *	5	\$300	
Wood	87%	Now	\$28,400	2029	* *	5	\$10,000	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Windows								
Wood	100%	2-4	\$50,400	2049	* *	5	\$6,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Roof								
Wood Shingles	100%	Now	\$28,200	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Wood	100%	Now	\$58,200	2039	* *	5	\$3,100	
Deflection Evident, Extent : Moderate, Area Affected : 40%								
Location : Second Floor								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Second Floor								
Explanation : Second Floor Is Sagging And Is No Longer In Use For Public Tours.								
Interior Walls								
Masonry: Brick	3%			LIFE	* *			
Plaster	27%			LIFE	* *	5	\$300	
Wood	70%			LIFE	* *	5	\$9,300	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%	Now	\$1,600	2054	* *	5		1
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement Flooded From Hurricane Sandy							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : One 100 Amps Main Disconnect Switch							
	Raceway								
	Conduit	100%	Now	\$4,000	2054	* *	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Panelboards								
	Molded Case Bkrs	100%	Now	\$8,000	2049	* *	5		
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : Basement Only							
		Explanation : Electrical Components Only In The Basement - No Electrical Components At 1st And 2nd Floors							
	Wiring								
	Thermoplastic	100%	Now	\$8,700	2054	* *	1		
		Suspect Water Damage, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5		
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Damaged By Water Flooding							
Lighting									
	Interior Lighting								
	Incandescent	100%	Now	\$12,300	2034	* *	2		
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Damaged From Water Flooding							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Asset # : 1595

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	100%	Now	\$2,900	2034	* *	1	\$1,000	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Basement - Destroyed By Hurricane Sandy Flooding								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2050	* *	1		
No Component	90%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

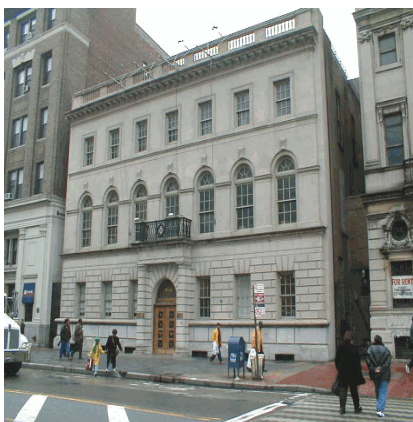
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.
Address : 161-04 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0035.000 / 3004 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 38,977 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,5
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$516,800	\$325,800
Interior Architecture	\$90,400	\$92,500
Electrical	\$40,500	
Total	\$647,700	\$418,300
Importance Code A	\$516,800	\$325,800
Importance Code B	\$130,800	\$92,500
Total	\$647,700	\$418,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$96,900			\$13,800
Interior Architecture	\$57,300		\$5,800	\$8,000
Electrical	\$12,100	\$2,900	\$20,700	\$3,900
Mechanical	\$9,800	\$16,900	\$39,200	\$10,600
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$190,800	\$34,600	\$80,500	\$51,100
Importance Code A	\$100,700	\$3,900	\$3,900	\$17,600
Importance Code B	\$72,700	\$30,700	\$76,600	\$33,500
Importance Code C	\$17,400			
Total	\$190,800	\$34,600	\$80,500	\$51,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$196,500	LIFE	* *	5	\$60,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : South Facade, Fifth Floor Stair, Third Floor North Side								
Masonry: Granite	2%	0-2	\$11,000	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	25%	2-4	\$141,000	LIFE	* *	5	\$16,300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	3%	2-4	\$1,000	2045	* *	5	\$4,900	
Deformed/Dented, Extent : Light, Area Affected : 5%								
Location : Throughout								
Windows								
Metal Clad	25%	2-4	\$12,700	2024	\$127,400	5	\$7,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Steel	35%	0-2	\$179,300	2050	* *	5	\$20,100	
Corrosion/Rusting, Extent : Light, Area Affected : 35%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	30%			2041	* *	5	\$27,500	
Wood	10%	0-2	\$27,500	2050	* *	5	\$4,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : North Facade								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$16,800	LIFE	**	5	\$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%	2-4	\$7,600	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	**	5	\$600	
Metal Rail	20%			2038	**	5-10	\$16,400	
Roof								
Modified Bitumen	35%	Now	\$10,100	2025	\$50,700			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor								
Modified Bitumen	60%			2025	\$86,800	10	\$13,900	
Skylight, Metal/Glass	5%			2045	**	10	\$3,900	
Interior								
Floors								
Carpet	20%			2024	\$159,200	3	\$23,300	
Cast in Place Concrete	5%	Now	\$6,500	LIFE	**	5	\$6,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceramic Tile	13%			2028	**	5	\$7,600	
Mosaic Tile	5%			2030	**	5	\$7,300	
Marble Panels	2%	Now	\$90,400	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Stair To Basement								
Loose Units, Extent : Severe, Area Affected : 25%								
Location : Stair To Basement								
Sheet Vinyl/Rubber	5%			2025	\$92,500	5	\$4,400	
Vinyl Tile	30%			2030	**	3	\$8,800	
Wood	20%			2053	**	5	\$21,900	
Interior Walls								
Gypsum Board	30%			LIFE	**	5	\$12,200	
Metal Panel	5%			LIFE	**			
Plaster	60%	Now	\$17,400	LIFE	**	5	\$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement, 3rd Floor, 5th Floor								
Plaster	5%			LIFE	**	5	\$1,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Gypsum Board	30%			LIFE	**	5	\$21,900	
Plaster	65%	Now	\$10,600	LIFE	**	5	\$23,700	

Loose/Delam Surface, Extent : Moderate, Area Affected : 10%

Location : At Stairs

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : At Stairs

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Third Floor, Stair

Plaster	5%			LIFE	**	5	\$1,800	
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2055	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amps Main Disconnect Switch

Fused Disc Sw	50%			2045	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Rated @ 600 Amperes

Switchgear / Switchboard

Fused Disc Sw	40%			2055	**	5	\$100	
Fused Disc Sw	30%			2045	**	5	\$100	
Molded Case Bkrs	30%			2045	**	5	\$300	

Raceway

Conduit	40%			2055	**	1		
Conduit	40%			2045	**	1		
Conduit	20%			2025		1	\$6,700	

Panelboards

Fused Disc Sw	10%			2041	**	5	\$100	
Fused Toggle Switch	10%	2-4	\$2,400	2050	**	5		

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Molded Case Bkrs	50%			2041	**	5	\$500	
Molded Case Bkrs	30%			2050	**	5	\$300	

Wiring

Braided Cloth	20%	2-4	\$5,900	2050	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	40%			2045	**	1		
Thermoplastic	40%			2055	**	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	50%			2038	* *	5	\$100	
	Locally Mounted	50%			2045	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$300	
	Generic	50%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2020	\$40,500	10	\$10,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	15%			2035	* *	10	\$5,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	35%			2035	* *	10	\$12,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 35%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	* *	10	\$1,800	
		T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 5%							
		Location : Stairway							
	Incandescent	15%			2030	* *	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$4,700	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting									
	HID	50%			2030	* *	10	\$100	
	Incandescent	50%			2030	* *	2		
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2030	* *	1	\$7,300	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *	1-3	\$24,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.
Asset # : 3004

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$38,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Gas Fired Steam Boiler							
	Distribution								
	Steam Piping/Pump	100%			2045	* *	4	\$1,900	
	Terminal Devices								
	Air Handler	20%			2033	* *	1	\$4,800	
	Convactor/Radiator	80%			2030	* *	1	\$10,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2033	* *	2	\$1,200	
	Window/Wall Unit	30%	0-2	\$1,300	2020	\$25,700	1		
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Fourth And Fifth Floors, Multiple Mechanical Defects							
	No Component	20%							
	Terminal Devices								
	Direct Expansion	20%			2030	* *	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$4,300	
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2025	\$9,200	2	\$200	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2030	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$9,700	2	\$600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2019	\$7,200	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$2,400	
	Fixtures								
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING FORMER REGISTER BLDG.

Asset # : 3004

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Freight B-3, Passenger 1-5									
Explanation : Two Freight And One Passenger									
Fire Suppression									
Standpipe									
	Generic	100%			2045		* *	1-5	\$20,400
Sprinkler									
	Generic	100%			2045		* *	1-2	\$10,900
Fire Pump									
	Generic	100%			2034		* *	1	\$7,300

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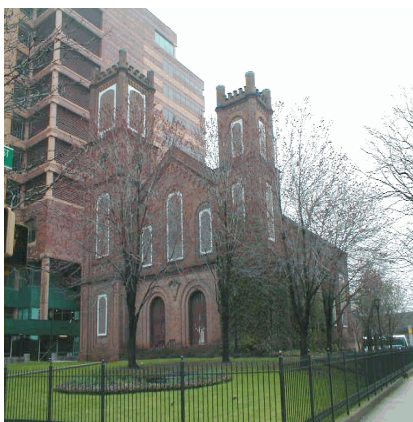
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Address : 153-10 JAMAICA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0035.010 / 13423 **Yr Built/Renovated** : 1859 / 2006
Area Sq Ft : 30,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 23-Jan-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10101 **Lot** : 11 **BIN** : 4215617

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$165,200
Interior Architecture	\$35,600	\$139,800
Total	\$35,600	\$305,100
Importance Code A		\$165,200
Importance Code B	\$35,600	\$101,200
Importance Code C		\$38,600
Total	\$35,600	\$305,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$2,900	
Interior Architecture	\$5,800		\$4,400	
Electrical	\$2,200	\$2,300	\$3,400	\$2,300
Mechanical	\$7,200	\$9,400	\$9,600	\$8,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$19,300	\$15,600	\$24,200	\$14,900
Importance Code A	\$1,500	\$1,500	\$4,500	\$1,500
Importance Code B	\$17,800	\$14,100	\$19,800	\$13,500
Total	\$19,300	\$15,600	\$24,200	\$14,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Masonry: Brick	95%			LIFE	**	5		\$82,700	
Masonry: Brownstone	5%			LIFE	**	5		\$3,300	

Windows

Aluminum	10%			2047	**	5		\$900	
Wood	90%			2047	**	5		\$82,500	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Stained Glass

Roof

Copper/Terne	5%			2060	**	10		\$2,900	
Metal Panel	10%			2042	**	10		\$4,300	
Slate	85%			LIFE	**				

Interior

Floors

Carpet	15%			2026		\$119,400	3	\$13,100	
Ceramic Tile	5%			2038	**	5		\$2,900	
Marble Panels	5%			LIFE	**	5		\$2,200	
Sheet Vinyl/Rubber	10%			2033	**	5		\$8,800	
Wood	65%			2060	**	5		\$71,100	

Interior Walls

Gypsum Board	95%			LIFE	**	5		\$38,600	
Marble Panels	5%			LIFE	**				

Ceilings

AcousTileSusp.Lay-In	10%			2042	**	5		\$5,800	
Gypsum Board	90%			LIFE	**	5		\$65,600	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2055	**	5		\$100	
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Raceway

Conduit	100%			2055	**	1			
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Panelboards

Fused Disc Sw	10%			2050	**	5		\$100	
Molded Case Bkrs	90%			2050	**	5		\$700	

Wiring

Thermoplastic	100%			2055	**	1			
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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2035	* *	10	\$19,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	* *	10	\$1,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor Lobby							
	Incandescent	25%			2035	* *	2	\$200	
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$3,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, LED	50%			2065	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	100%			2035	* *	10	\$100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$5,600	
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$18,500	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2042	* *	1	\$14,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Gas Fired Hot Water Boiler						
Distribution									
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$2,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
JAMAICA CTR. FOR ARTS & LEARNING PERFORMING ARTS CENTER
Asset # : 13423

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	80%			2033	**	1	\$14,800	
	Convactor/Radiator	20%			2042	**	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2033	**	1	\$13,900	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2051	**	4	\$2,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$18,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$11,700	
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,000	
	Exhaust Fans								
	Interior	100%			2033	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$7,500	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof Perimeter, Galvanized Steel					
				Explanation : Leaders And Gutters					
	Sump Pump(s)								
	Rigid Piping	100%			2033	**	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	**	1-2	\$8,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Address : AMSTERDAM AVE. & W. 62ND ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0034.010 / 4151 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 1134 **Lot** : 10 **BIN** : 1085731

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$429,400	\$331,900
Interior Architecture	\$82,500	\$82,500
Total	\$511,900	\$414,400
Importance Code A	\$429,400	\$331,900
Importance Code B	\$82,500	\$82,500
Total	\$511,900	\$414,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$500
Interior Architecture	\$95,200			\$2,800
Electrical	\$19,700	\$100	\$100	\$100
Mechanical	\$9,900	\$700	\$1,100	\$800
Total	\$124,800	\$800	\$1,100	\$4,300
Importance Code A	\$400	\$400	\$400	\$1,000
Importance Code B	\$56,200	\$300	\$700	\$500
Importance Code C	\$68,100			\$2,800
Total	\$124,800	\$800	\$1,100	\$4,300



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	85%	Now	\$316,100	LIFE	**	5	\$287,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Underside Of Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	15%	Now	\$59,700	LIFE	**	5	\$10,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear Walls Backing Up To Amsterdam Avenue</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Walls</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Walls At Planters And Mechanical Grates</i>								
Windows								
Aluminum	100%			2026	\$45,000	5	\$1,100	
Roof								
Cast in Place Concrete	50%			LIFE	**	10	\$53,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Structural Repair To Ribs</i>								
Single Ply Membrane	50%			2035	**	10	\$32,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kemper System Applied To Lower Roof Enclosing Programmatic Amenities</i>								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$90,000	
Terrazzo	70%			LIFE	**	5	\$75,000	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,700	
Concrete Masonry Unit	70%			LIFE	**	5	\$63,400	
Gypsum Board	15%			LIFE	**	5-10	\$28,900	
Plaster	10%	Now	\$17,700	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Stair At Northwest Side</i>								
Ceilings								
AcousTileConcealSpLn	80%			2032	**	5	\$68,600	
Gypsum Board	20%	Now	\$27,100	LIFE	**	5	\$17,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Stairs</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2027	\$3,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2026	\$7,300	5	\$100	
	Wiring								
	Braided Cloth	80%	2-4	\$6,400	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2027	\$1,600	1		
Lighting									
	Interior Lighting								
	Fluorescent	85%			2022	\$8,200	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	HID	5%			2022	\$1,800	10		
	Incandescent	10%			2022	\$2,300	2		
	Egress Lighting								
	Emergency, Battery	60%			2022	\$3,600	10	\$700	
	Exit, Service	40%			2022	\$500	1		
	Exterior Lighting								
	HID	100%			2022	\$16,600	10		
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%	Now	\$9,100	2037	* *	1-3	\$500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Gas Service Was Upgraded In 2008								
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Natural Gas Fired Steam Boiler								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL
Asset # : 4151

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	25%	2-4	\$7,700	2057	* *	4	\$100	
	Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations, Facility Personnel Complain That Piping Has Bad Interior Corrosion And Is Suspectable To Unpredictable Steam Leaks							
Steam Piping/Pump	75%			2037	* *	4	\$200	
Terminal Devices								
Air Handler	50%			2035	* *	1	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Level							
	Explanation : Heating And Ventilating Unit Installed In 2008. They Serve The Upper Floor Locker Rooms And The Fan Room							
Convactor/Radiator	50%			2032	* *	1	\$700	
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	\$3,000	
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$1,000	
Exhaust Fans								
Roof	100%			2022	\$3,500	2	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 10%							
	Location : Flat Roof Behind The Bandshell							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater								
Gas Fired	100%			2025	\$1,000	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
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	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Address : 37 W 65TH STREET AT COLUMBUS AVE. & 63RD ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0025.000 / 2811 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 247,480 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,007,900	\$1,242,500
Interior Architecture	\$755,500	\$340,900
Electrical		\$3,182,100
Mechanical	\$46,900	\$326,100
Total	\$1,810,400	\$5,091,600
Importance Code A	\$1,007,900	\$1,283,500
Importance Code B	\$718,300	\$3,762,200
Importance Code C	\$84,100	\$45,900
Total	\$1,810,400	\$5,091,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,500			
Interior Architecture	\$137,800		\$94,700	\$5,800
Electrical	\$51,100	\$19,400	\$20,800	\$21,900
Mechanical	\$99,200	\$79,100	\$85,900	\$79,100
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$353,900	\$147,800	\$250,700	\$156,200
Importance Code A	\$20,200			
Importance Code B	\$238,800	\$147,800	\$250,700	\$155,100
Importance Code C	\$94,900			\$1,100
Total	\$353,900	\$147,800	\$250,700	\$156,200



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	85%	4+	\$936,300	LIFE		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Stage Entrance And Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
	Location : All Facades							
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : All Facades							
Window Wall	15%			2047		* *	5	\$104,600
Windows								
Bronze/Brass	100%			2035		* *	5	\$143,100
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 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							
Roof								
Modified Bitumen	70%	Now	\$16,500	2022	\$823,200			
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ridging, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 5th Floor Rehearsal Space							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Repiars In Progress - Slated For Full Replacement In 2017							
Plaza Roof: Stone Panels	25%			2037		* *		
Skylight, Metal/Glass	5%			2047		* *	10	\$34,500

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	27%			2026	\$1,273,900	3	\$153,300	
	Recent Installation, Extent : Light, Area Affected : 5%							
	Location : Concourse, Multipurpose Room							
Ceramic Tile	5%			2040	**	5	\$18,900	
	Recent Replace Evident, Extent : Light, Area Affected : 50%							
	Location : Concourse Levels And Throughout							
Marble Panels	20%			LIFE	**	5	\$113,500	
Quarry Tile	15%			2032	**	5	\$85,200	
Raised Access Floor	2%			2040	**	5	\$28,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Rehearsal Studios - Concourse							
Terrazzo	5%			LIFE	**	5	\$29,600	
Vinyl Tile	15%			2032	**	3	\$21,300	
Vinyl Tile 9" X 9"	10%	Now	\$407,200	2037	**	3	\$14,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Lower Concourse, Mezzanine And 5th Floor							
Wood	1%			2062	**	5	\$7,100	
Interior Walls								
Concrete Masonry Unit	18%			LIFE	**	5	\$62,900	
Fabric on Framing	25%			2028	**	5	\$54,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Theater							
	Explanation : Sound Absorbing Material							
Fabric on Framing	1%			2031	**	5	\$2,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Multipurpose Room - Concourse							
Glass: Single Pane	1%			LIFE	**	5	\$6,600	
Masonry: Brick	5%			LIFE	**	10	\$6,600	
Travertine Panels	15%			LIFE	**	10	\$26,200	
Plaster	35%			LIFE	**	5-10	\$130,000	
Ceilings								
AcousTileConcealSpLn	15%			2032	**	5	\$48,300	
AcousTileSusp.Lay-In	10%			2040	**	5	\$25,800	
Gypsum Board	5%			LIFE	**	5-10	\$44,300	
Metal Panel	25%			LIFE	**	5	\$161,100	
Plaster	35%			LIFE	**	5-10	\$155,100	
Plaster	10%			LIFE	**	5-10	\$44,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Foyer							
	Explanation : Gold Leafed Ceiling							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$41,000	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Sub-Basement</i>								
<i>Explanation : Two 6000 Amps & Two 1500 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub - Basement Electrical Room</i>								
<i>Explanation : One 150 Kva 208 Pri - 480 Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2027	\$171,800	5	\$1,000	
Fused Disc Sw	10%			2053	* *	5	\$100	
Raceway								
Conduit	80%			2027	\$175,900	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$13,100	5	\$600	
Molded Case Bkrs	80%			2026	\$105,100	5	\$5,200	
Molded Case Bkrs	10%			2049	* *	5	\$700	
Wiring								
Thermoplastic	90%			2027	\$198,500	1		
Thermoplastic	10%			2053	* *	1		
Motor Controllers								
Locally Mounted	30%			2040	* *	5	\$500	
Variable Frequency Drive	70%			2047	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$76,100	
Generators								
Diesel	100%			2040	* *	1	\$95,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 280 Kva</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$9,200	
Fuel Storage								
Main Tank	100%			2062	* *	5	\$7,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	35%			2032	* *	10	\$81,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2022	\$247,300	10	\$23,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	50%			2022	\$1,236,400	2	\$2,800	
LED	5%			2037	* *			
Egress Lighting								
Emergency, Service	10%			2022	\$12,100	1		
Emergency, Service	35%			2032	* *	1		
Emergency, Service	5%			2037	* *	1		
Emergency, Service	10%			2037	* *	1		
Emergency, Battery	10%			2027	\$33,300	10	\$6,100	
Exit, Service	30%			2027	\$10,600	1		
Exterior Lighting								
HID	100%			2027	\$912,800	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 Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Utility Steam	100%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Eddison							
Conversion Equipment									
	Pres. Reducing Valve/LP	100%	0-2	\$3,700	2030	* *	5	\$7,500	
	Steam								
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Sub-Basement Steam Room							
		Explanation : The Pneumatic Control Board Needs To Be Upgraded							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$25,400	2037	* *	4	\$12,500	
			<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : 1 Vacuum Pump Bearing Worn Out, Sub-Basement</i>					
Terminal Devices								
Air Handler	100%			2032	* *	1	\$156,400	
Air Conditioning								
Energy Source								
District C.W.	90%			2047	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Chilled Water From Central Mechanical Plant</i>					
Electricity	10%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2036	* *	1	\$246,300	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement Of Garage</i>					
			<i>Explanation : Located In Central Mechanical Plant</i>					
Interior Pkg Unit - Cooling	5%			2025	\$159,000	2	\$800	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 5th Floor</i>					
Exterior Pkg Unit - Cooling	5%			2032	* *	2	\$800	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
Distribution								
Chilled Wtr Pipe/Pump	90%			2037	* *	4	\$11,200	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement Of Garage</i>					
			<i>Explanation : Located In Central Mechanical Plant</i>					
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2032	* *	1	\$140,700	
No Component	10%							
Heat Rejection								
Air Condenser Unit	5%			2027	\$24,700	2	\$8,800	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$46,900	LIFE	* *	2-5	\$141,000	
			<i>Needs Cleaning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
Interior	100%			2035	* *	2	\$7,700	
Plumbing								

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE
Asset # : 2811

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater Electric	100%			2026	\$38,300	4	\$2,200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Steam Room						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Steam Room						
		Explanation : There Is No Storage Tank						
HW Heat Exchanger Low Temp	100%	Now	\$3,800	2037	* *	4	\$25,000	
		Not in Service, Extent : Severe, Area Affected : 20%						
		Location : 1 Unit, Steam Room						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,600	
Backflow Preventer Generic	100%			2032	* *	1	\$15,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 90%						
		Location : (4) Concourse Level-4th Floor; (3) Low Concourse-5th Floor; (1) Concourse-5th Floor; (1) Sub-basement-5 Floor						
		Explanation : 9 Units						
Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%						
		Location : (1) 1-2						
		Explanation : 1 Unit						
Fire Suppression								
Standpipe Generic	100%			2037	* *	1-5	\$127,500	
Sprinkler Generic	100%			2037	* *	1-2	\$70,800	
Fire Pump Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Address : 140 WEST 65TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0034.000 / 3006 **Yr Built/Renovated** : 1965 / 2008
Area Sq Ft : 370,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 06-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1
Block : 1134 **Lot** : 1 **BIN** : 1081023

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$947,100	
Interior Architecture	\$1,354,400	\$85,500
Electrical	\$48,100	\$2,074,300
Mechanical	\$91,700	\$374,200
Total	\$2,441,300	\$2,533,900
Importance Code A	\$947,100	\$47,700
Importance Code B	\$1,354,400	\$2,486,200
Importance Code C	\$139,900	
Total	\$2,441,300	\$2,533,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,600	\$1,600		
Interior Architecture	\$30,600		\$4,000	
Electrical	\$43,400	\$30,300	\$36,500	\$33,100
Mechanical	\$38,900	\$18,300	\$62,000	\$19,200
Total	\$134,500	\$50,300	\$102,500	\$52,200
Importance Code A	\$22,700	\$1,600	\$1,000	
Importance Code B	\$97,300	\$48,600	\$101,400	\$52,200
Importance Code C	\$14,500			
Total	\$134,500	\$50,300	\$102,500	\$52,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Metal Rail	5%			2044	* *	5-10	\$4,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 62nd Street Drive Entrance							
	Explanation : Recent Install Of Roof Deck							
Marble Panels	35%	0-2	\$21,600	LIFE	* *	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Various Planter Locations Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Plaza Area Above Garage							
	Explanation : Travertine Marble Planters Are Integral With Roof Assembly							
No Component	60%							
Roof								
Paver: Asphalt	35%	0-2	\$138,700	2030	* *			
	Broken Paver Blocks, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Concrete Pavers Proximate To Bandshell							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Mortar Joints							
Plaza Roof: Stone Panels	35%			2047	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Proximate To Courtyard With Fountain							
	Explanation : Recent Replacement							
Plaza Roof: Stone Panels	25%	0-2	\$808,400	2057	* *			
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Mortar Joints							
	Water Penetration, Extent : Severe, Area Affected : 35%							
	Location : Park Plaza Roof Leaking Through Expansion Joint Into Garage Below							
Plaza Roof: Stone Panels	5%			2053	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 62nd Street Drive Entrance							
	Explanation : Recent Install							
Interior								
Floors								
Asphalt Macadam	5%			2040	* *	5	\$6,100	
Asphalt Macadam	15%	Now	\$72,500	2032	* *	5	\$9,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Expansion Joint - 62nd Street Ramp							
Asphalt Macadam	70%			2032	* *	5	\$85,500	
Traffic Topping	7%			2032	* *	5	\$21,400	
Vinyl Tile	3%			2032	* *	3	\$2,700	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE
Asset # : 3006

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Cast in Place Concrete	25%	0-2	\$139,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vehicular Ramp From Blue To Red</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Expansion Joints</i>								

Concrete Masonry Unit	72%			LIFE	**	5	\$26,100	
Gypsum Board	3%			LIFE	**	5-10	\$2,300	

Ceilings

Exposed Concrete	90%	Now	\$863,300	LIFE	**	5	\$34,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Section G2 And 62nd Street Ramp</i>								
Gypsum Board	3%			LIFE	**	5-10	\$25,200	
Metal Panel	7%	Now	\$278,700	LIFE	**	5	\$21,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 63rd Street Drive</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	40%			2027	\$14,500	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Red And Blue Section</i>								
<i>Explanation : One 2500a And 2000a Main Disconnect Switch Red And Blue Garage</i>								
Fused Disc Sw	40%			2027	\$14,500	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000a And 1200a Main Disconnect Switch For Yellow And Green Section</i>								
Molded Case Bkrs	20%			2047	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600a Main Disconnect Switch For Prominent Area</i>								

Transformers

Dry Type	100%			2044	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500kva 480/277hv - 208/120lv & One 112.5 Kva, 480/277hv - 208/120lv</i>								

Switchgear / Switchboard

Fused Disc Sw	90%			2027	\$171,800	5	\$1,400	
Molded Case Bkrs	10%			2047	**	5	\$1,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE

Asset # : 3006

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2027	\$30,700	1		
	Conduit	30%			2047	* *	1		
Panelboards									
	Fused Disc Sw	10%			2049	* *	5	\$900	
	Molded Case Bkrs	50%			2026	\$58,400	5	\$4,900	
	Molded Case Bkrs	40%			2043	* *	5	\$3,900	
Wiring									
	Braided Cloth	50%	2-4	\$48,100	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2037	* *	1		
	Thermoplastic	30%			2047	* *	1		
Motor Controllers									
	Locally Mounted	100%			2040	* *	5	\$2,500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$10,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	* *	1	\$113,800	
Generators									
	Diesel	100%			2036	* *	1	\$143,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 800 Kw							
Batteries									
	Lead/Acid	100%			2021	\$1,500	5	\$13,700	
Fuel Storage									
	Main Tank	100%			2055	* *	5	\$10,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1000 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	* *	10	\$339,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T- 8 Lamps							
Egress Lighting									
	Emergency, Service	65%			2032	* *	1		
	Emergency, Battery	5%			2027	\$24,400	10	\$4,500	
	Exit, LED	10%			2062	* *	1		
	Exit, Service	20%			2027	\$19,500	1		
Exterior Lighting									
	HID	100%			2027	\$1,364,700	10	\$1,100	

Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE

Asset # : 3006

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2027	\$109,300	1	\$13,800	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	* *	1-3	\$22,800	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	3%			2047	* *	1		
	No Component	97%							
	Other Observation, Extent : Light, Area Affected : 0% Location : West Fan Room, Sub-Basement Explanation : 1 Gas Fired Steam Boiler Supplying The Bandshell Only								
	Conversion Equipment								
	Radiant Heater	3%			2022	\$47,700	2	\$5,200	
	Other Observation, Extent : Light, Area Affected : 3% Location : Casher Office Explanation : 1 Unit								
	No Component	97%							
	Other Observation, Extent : Light, Area Affected : 0% Location : West Fan Room, Sub-Basement Explanation : 1 Gas Fired Steam Boiler For The Bandshell Only								
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Window/Wall Unit	3%			2020	\$22,300	1		
	Other Observation, Extent : Light, Area Affected : 3% Location : Casher Office Explanation : 1 Unit								
	No Component	97%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$326,700	
	Exhaust Fans								
	Interior	50%			2027	\$199,700	2	\$5,700	
	Interior	50%			2035	* *	2	\$5,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%			2037	* *	1		
	No Component	95%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
LINCOLN CTR. FOR PERFORMING ARTS PLAZA AND GARAGE

Asset # : 3006

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	5%			2026	\$2,800	4	\$200	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : West Fan Room, Sub-Basement							
		Explanation : 1 Gas Fired Water Heater For The Bandshell Only							
	No Component	95%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2032	* *	4	\$1,600	
Sewage Ejector(s)									
	Compressed Air	100%			2037	* *	4	\$1,600	
Backflow Preventer									
	Generic	100%			2027	\$35,000	1	\$22,700	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2037	* *	1-2	\$103,600	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.ELE / 4163 **Yr Built/Renovated** : 1880 / 2001
Area Sq Ft : 1,705,221 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$4,094,800	\$14,033,200
Total	\$4,094,800	\$14,033,200
Importance Code A		\$20,000
Importance Code B	\$4,094,800	\$14,013,200
Total	\$4,094,800	\$14,033,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Electrical	\$283,000	\$254,900	\$230,300	\$250,800
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Total	\$431,300	\$403,100	\$378,500	\$399,100
Importance Code A	\$2,900	\$900		
Importance Code B	\$428,300	\$402,200	\$378,500	\$399,100
Total	\$431,300	\$403,100	\$378,500	\$399,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North Garage Electrical Room							
		Explanation : Cutout Switch Nameplate Ratings 600 Amperes And 4160 Volts							
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : South Garage Electrical Room							
		Explanation : Cutout Switch Nameplate Ratings 600 Amperes And 4160 Volts							
Transformers									
	Dry Type	50%			2043	* *	3	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage							
		Explanation : 2- Newly Installed Transformers Rated At 2000 Kva And 2500 Kva, 4160/480/277 Volts							
	Dry Type	50%			2040	* *	3	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Garage							
		Explanation : 2- 2500 Kva, 4160/ 480/277 Volts							
Feeders									
	Cable	50%			2045	* *	1		
	Cable	50%			2048	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage							
		Explanation : Newly Installed							
Raceway									
	Conduit	50%			2049	* *	1		
	Conduit	50%			2053	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage							
		Explanation : Newly Installed							

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	25%			2023	\$33,300	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : D- Wing Electrical Room							
		Explanation : 2- 4000 Amperes Main Service Disconnects Serving H, A , B , C Wings							
	Fused Disc Sw	25%			2053	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage Electrical Room							
		Explanation : Main Disconnect Switches Rated 1- 6000, 2- 4000 Amperes For American Wing And Sackler Wing							
	Fused Disc Sw	15%			2023	\$20,000	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 4000, 1- 3000 Amperes For C- Wing And D- Wing							
	Fused Disc Sw	10%			2043	* *	5	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 2000 Amperes							
	Fused Disc Sw	25%			2049	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Garage Electrical Room							
		Explanation : Main Service Disconnect Switches Rated @ 2- 4000 Amperes And 1- 3000 Amperes Serving E, H, F, G Wings							
Transformers									
	Dry Type	50%			2021	\$1,556,900	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Rooms							
		Explanation : 5- 30 Kva							
	Dry Type	50%			2040	* *	5	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : X- Wing Electrical Room							
		Explanation : 1- 150 Kva							
Switchgear / Switchboard									
	Air Circuit Breaker	25%			2023	\$235,100	5	\$2,200	
	Fused Disc Sw	15%			2043	* *	5	\$1,100	
	Fused Disc Sw	25%			2053	* *	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : North Garage Electrical Room							
		Explanation : Newly Installed							
	Fused Disc Sw	35%			2023	\$329,100	5	\$2,600	
Raceway									
	Conduit	30%			2033	* *	1		
	Conduit	60%			2023	\$650,000	1		
	Conduit	10%			2049	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2039	* *	5	\$2,000	
Fused Disc Sw	5%			2022	\$32,400	5	\$2,000	
Molded Case Bkrs	15%			2045	* *	5	\$6,700	
Molded Case Bkrs	25%			2031	* *	5	\$11,200	
Molded Case Bkrs	50%			2022	\$323,500	5	\$22,400	
Wiring								
Braided Cloth	20%	2-4	\$217,300	2048	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Old Sections Of The Museum Complex							
Thermoplastic	20%			2033	* *	1		
Thermoplastic	10%			2049	* *	1		
Thermoplastic	50%			2023	\$543,200	1		
Motor Controllers								
Locally Mounted	10%			2028	* *	5	\$1,100	
Locally Mounted	30%			2021	\$1,692,500	5	\$3,400	
Locally Mounted	20%			2036	* *	5	\$2,300	
Locally Mounted	10%			2040	* *	5	\$1,100	
Motor Control Center	30%			2028	* *	5	\$13,900	
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$12,500	
Generic	50%			LIFE	* *	5	\$12,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$524,600	
Generators								
Diesel	100%			2032	* *	1	\$660,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 4- 750 Kva Diesel Generators							
Batteries								
Lead/Acid	100%			2018	\$1,600	5	\$63,200	
Fuel Storage								
Day Tank	50%			2039	* *	5	\$166,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 4- 275 Gallon Capacity Tanks							
Main Tank	50%			2051	* *	5	\$26,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Underground							
	Explanation : 2- 3000 Gallon Capacity Tanks							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset # : 4163

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2028	* *	10	\$165,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	18%			2028	* *	10	\$297,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-8 Lamps							
Fluorescent	5%			2028	* *	10	\$82,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-5 Lamps							
HID	2%			2018		10	\$1,200	
Incandescent	50%			2023	\$11,660,700	2	\$20,000	
Incandescent	15%			2028	* *	2	\$6,000	
Egress Lighting								
Emergency, Service	49%			2028	* *	1		
Emergency, Battery	1%			2028	* *	10	\$4,300	
Exit, LED	20%			2051	* *	1		
Exit, Service	30%			2023	\$155,700	1		
Exterior Lighting								
HID	100%			2028	* *	10	\$5,200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2026		5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : A, B, C Wings							
	Explanation : Copper							
Alarm								
Security System								
No Component	40%							
Generic	60%			2031	* *	1	\$382,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Public Spaces							
	Explanation : C C T V Surveillance System And Intrusion Alarm System							
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2031	* *	1-3	\$735,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors, Offices And Exhibits							
	Explanation : Smoke Detectors, Strobe Lights, Manual Pull Station, Horns							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART SECTION ESDA
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.U00 / 2308 **Yr Built/Renovated** : 1990 /
Area Sq Ft : 83,965 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$52,800	\$128,200
Interior Architecture	\$88,600	\$135,900
Mechanical	\$196,000	\$1,012,300
Total	\$337,300	\$1,276,400
Importance Code A	\$97,300	\$128,200
Importance Code B	\$240,100	\$1,103,700
Importance Code C		\$44,500
Total	\$337,300	\$1,276,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,700	\$800		\$5,000
Interior Architecture		\$712,700		\$19,000
Mechanical	\$126,900	\$38,900	\$28,200	\$40,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$170,300	\$772,000	\$48,000	\$84,200
Importance Code A	\$24,500	\$1,600	\$800	\$5,900
Importance Code B	\$145,800	\$770,400	\$47,200	\$78,400
Importance Code C				
Total	\$170,300	\$772,000	\$48,000	\$84,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	5%			2036	**	5	\$10,000	
Window Wall	35%			2043	**	5	\$105,500	
No Component	60%							
Windows								
Aluminum	10%			2039	**	5	\$1,500	
No Component	90%							
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Metal Rail	90%	0-2	\$5,300	2036	**	5	\$6,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Metal Panel	10%			2036	**	10	\$5,200	
Modified Bitumen	5%			2028	**	10	\$1,400	
Modified Bitumen	55%			2028	**	10	\$15,600	
Single Ply Membrane	5%			2028	**	10	\$1,400	
Skylight, Plastic	5%			2036	**	1		
Sloped Glazing	20%			LIFE	**	5	\$75,400	
Condensation Present, Extent : Moderate, Area Affected : 10%								
Location : Sculpture Court								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Sculpture Court, Gutters								
Interior								
Floors								
Carpet	40%			2019	\$685,900	3	\$75,400	
Ceramic Tile	5%			2032	**	5	\$6,300	
Granite Panels	10%			LIFE	**	5	\$9,400	
Marble Panels	20%			LIFE	**	5	\$18,900	
Terrazzo	5%			LIFE	**	5	\$4,900	
Vinyl Tile	10%			2028	**	3	\$4,700	
Wood	10%	Now	\$88,600	2051	**	5	\$11,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Room 553								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Room 553								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Gypsum Board	80%			LIFE	**	5	\$44,500	
Masonry: Brick	10%			LIFE	**			
Masonry: Limestone	5%			LIFE	**			

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

Ceilings

AcousTileConcealSpLn	5%			2036		* *	5	\$7,600	
AcousTileSusp.Lay-In	25%			2036		* *	5	\$30,500	
Exposed Concrete	10%			LIFE		* *	5	\$1,900	
Gypsum Board	60%			LIFE		* *	5	\$91,400	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Sculpture Court

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Utility Steam	100%			2033		* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

Conversion Equipment

Heat Exchanger	20%			2032		* *	1	\$8,300	
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Other Observation, Extent : Light, Area Affected : 20%

Location : Mechanical Room

Explanation : The Unit Has Not Yet Been Insulated

Pres. Reducing Valve/LP Steam	80%	0-2	\$44,500	2038		* *	5	\$2,000	
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Leak Evident, Extent : Severe, Area Affected : 3%

Location : P R V Station, Mechanical Room

Distribution

Hot Wtr Piping/Pump	20%	Now	\$2,800	2039		* *	4	\$800	
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Corroded, Extent : Moderate, Area Affected : 10%

Location : Various Areas

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Throughout

Steam Piping/Pump	80%	Now	\$31,300	2033		* *	4	\$3,300	
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Corroded, Extent : Severe, Area Affected : 20%

Location : Various Areas

Insul. Deteriorating, Extent : Moderate, Area Affected : 40%

Location : Throughout

Steam Traps Faulty, Extent : Moderate, Area Affected : 20%

Location : Various Areas

Terminal Devices

Air Handler	70%	Now	\$6,800	2023		\$338,800	1	\$32,700	
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Leak Evident, Extent : Moderate, Area Affected : 5%

Location : Coil Connections, Mechanical Room

Convactor/Radiator	20%			2028		* *	1	\$5,400	
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Fan Coil Unit/Heat	10%			2023		\$134,400	1	\$2,700	
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Air Conditioning

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2026	\$157,900	1	\$90,900	
	Repairs In Progress, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : A C Room								
	Explanation : R-123 Refrigerant								
	Distribution								
	Chilled Wtr Pipe/Pump	100%	Now	\$21,400	2033	* *	4	\$4,100	
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Various Areas								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2023	\$381,300	1	\$51,900	
	Heat Rejection								
	Water Cooling Tower	100%			2021	\$151,400	2	\$84,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$10,000	LIFE	* *	2-5	\$46,800	
	Faulty Air Intake, Extent : Moderate, Area Affected : 40%								
	Location : Various Areas								
	Unbalanced System, Extent : Moderate, Area Affected : 50%								
	Location : Air Dampers Are Not Working Properly, Various Areas								
	Exhaust Fans								
	Interior	40%			2023	\$11,100	2	\$1,000	
	Roof	60%			2028	* *	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Electric	100%			2022	\$13,900	4	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%	0-2	\$11,800	2033	* *	4	\$1,600	
	Malfunctioning, Extent : Severe, Area Affected : 50%								
	Location : Lower Level Of Basement								
	Sewage Ejector(s)								
	Electric	100%	0-2	\$11,800	2033	* *	4	\$1,600	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Lower Level Of Basement								
	Fixtures								
	Generic	100%							

Vertical Transport

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART SECTION ESDA

Asset # : 2308

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B, G, 1, M, 4, 5e, 5w (2) Freight G, 1, M, 2, 3, 4, Roof									
Explanation : 4 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2033		* *	1-5	\$43,900
Sprinkler									
	No Component	80%							
	Generic	20%			2049		* *	1-2	\$4,700

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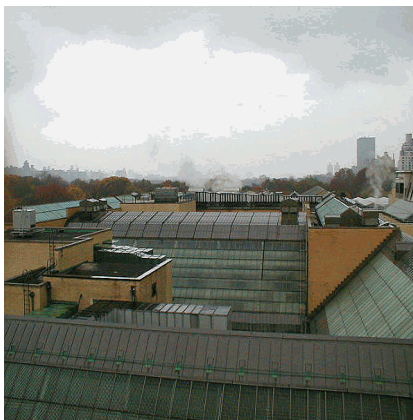
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING A
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.A00 / 2304 **Yr Built/Renovated** : 1880 /
Area Sq Ft : 58,392 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,440,100	\$374,100
Interior Architecture	\$123,300	\$3,911,000
Mechanical	\$214,800	\$427,100
Total	\$1,778,200	\$4,712,200
Importance Code A	\$1,440,100	\$412,800
Importance Code B	\$338,100	\$388,400
Importance Code C		\$3,911,000
Total	\$1,778,200	\$4,712,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$54,800			
Interior Architecture		\$14,600		\$6,100
Mechanical	\$69,900	\$8,100	\$12,100	\$10,900
Total	\$124,700	\$22,700	\$12,100	\$17,000
Importance Code A	\$54,800			\$1,700
Importance Code B	\$69,900	\$16,800	\$12,100	\$15,300
Importance Code C		\$5,900		
Total	\$124,700	\$22,700	\$12,100	\$17,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,600		
Copper/Terne	5%			2043	* *	10	\$9,600		
Masonry: Brick	10%	Now	\$52,800	LIFE	* *	5	\$8,200		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Courtyard								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Courtyard								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Courtyard								
No Component	80%								
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Most Of Perimeter Is Enclosed By Adjacent Wings								
Windows									
Steel	10%			2022	\$45,600	5	\$10,200		
No Component	90%								
Parapets									
Masonry: Brick	65%	Now	\$20,900	LIFE	* *	5	\$1,700		
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Courtyard								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Courtyard								
Masonry: Limestone	5%			LIFE	* *	5	\$200		
Metal Rail	30%	Now	\$4,500	2028	* *	5	\$5,600		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane Metal Panel	5%			2028	* *	10	\$2,500	
	35%	Now	\$20,800	2036	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : At Ridge								
Modified Bitumen	10%	Now	\$6,100	2028	* *			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Section Of Roof Near West Parapet								
Sloped Glazing	45%	Now	\$1,387,300	LIFE	* *	5	\$295,700	
Condensation Present, Extent : Moderate, Area Affected : 15%								
Location : Attic Spaces								
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Mullions And Structural Support								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Attic Spaces								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic Spaces								
Explanation : This Roof Is Actually Corrugated Glazing.								
Sloped Glazing	5%			LIFE	* *	5	\$32,900	
Interior								
Floors								
Carpet	20%			2022	\$238,500	3	\$26,200	
Granite Panels	25%			LIFE	* *	5	\$16,400	
Marble Panels	20%			LIFE	* *	5	\$13,100	
Slate	5%			LIFE	* *	5	\$4,600	
Terrazzo	10%			LIFE	* *	5	\$6,800	
Wood	20%	Now	\$123,300	2038	* *	5	\$16,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Exhibit Areas								
Interior Walls								
Fabric on Framing	20%			2024	\$3,840,500	5	\$11,800	
Gypsum Board	20%			LIFE	* *	5	\$14,100	
Masonry: Limestone	5%			LIFE	* *			
Plaster	40%			LIFE	* *	5	\$14,100	
Wood	15%			LIFE	* *	5	\$70,500	
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$12,300	
Glass: Susp Panels	20%			LIFE	* *			
Plaster	65%			LIFE	* *	5	\$33,200	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	\$38,700	5	\$3,500	
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$400	2022	\$19,600	4	\$300	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Mechanical Room							
	Steam Piping/Pump	90%	Now	\$73,500	2033	* *	4	\$2,600	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Malfunctioning, Extent : Severe, Area Affected : 20%							
		Location : Pneumatic Control System							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	60%	Now	\$20,200	2023	\$201,900	1	\$19,500	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Fan Housings Rusted Through							
	Convactor/Radiator	10%			2028	* *	1	\$1,900	
	Fan Coil Unit/Heat	30%			2028	* *	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Attic Of 2nd Floor Gallery							
		Explanation : Reheat Units							
Air Conditioning									
	Energy Source								
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2021	\$141,300	2	\$400	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$700	2023	\$13,400	4	\$2,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	No Component	10%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING A
Asset # : 2304

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	90%	Now	\$500	2023	\$23,900	1	\$29,300	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$7,000	LIFE	* *	2-5	\$32,600	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Sheet Metal Ducts Rusted Through							
		Faulty Air Intake, Extent : Severe, Area Affected : 70%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							
	Exhaust Fans								
	Interior	80%			2023	\$15,500	2	\$1,400	
	Roof	20%			2018	\$3,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2023	\$186,400	1		
	Water Heater								
	Electric	20%			2018	\$1,900	4	\$100	
	No Component	80%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2018	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$30,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING B
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.B00 / 2305 **Yr Built/Renovated** : 1888 / 2012
Area Sq Ft : 71,738 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,455,800	\$488,600
Interior Architecture	\$75,700	
Mechanical	\$429,300	\$47,600
Total	\$1,960,800	\$536,200
Importance Code A	\$1,455,800	\$536,200
Importance Code B	\$505,000	
Total	\$1,960,800	\$536,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$30,800			\$27,000
Interior Architecture		\$10,700		
Mechanical	\$71,000	\$9,500	\$14,300	\$13,000
Total	\$101,900	\$20,300	\$14,300	\$40,000
Importance Code A	\$30,800			\$29,200
Importance Code B	\$71,000	\$20,300	\$14,300	\$10,900
Importance Code C				
Total	\$101,900	\$20,300	\$14,300	\$40,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$165,300	LIFE	* *	5	\$25,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Fan Room							
Masonry: Limestone	30%	Now	\$224,500	LIFE	* *	5	\$28,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Wall Adjacent To Esda Wing							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : West Facade							
No Component	50%							
Windows								
Metal Clad	20%	Now	\$232,300	2048	* *	5	\$13,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Fan Room							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, Fan Room							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Fan Room							
No Component	80%							
Parapets								
Masonry: Brick	70%	Now	\$22,500	LIFE	* *	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Fan Room							
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Panel	5%			2043	* *	5	\$500	
Metal Rail	20%			2036	* *	5-10	\$9,400	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	5%			2031	**	10	\$3,300	
Metal Panel	10%	Now	\$8,000	2036	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Sloped Roof								
Modified Bitumen	30%			2031	**	10	\$20,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Flat Sections								
Sloped Glazing	50%	0-2	\$833,700	LIFE	**	5	\$444,200	
Condensation Present, Extent : Moderate, Area Affected : 25%								
Location : Attic Space								
Corrosion/Rusting, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Attic Space								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Attic Space								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Attic Spaces								
Explanation : This Roof Is Actually Corrugated Glazing.								
Sloped Glazing	5%			LIFE	**	5	\$44,400	
Interior								
Floors								
Carpet	20%			2022	\$293,000	3	\$32,200	
Ceramic Tile	5%			2032	**	5	\$5,400	
Marble Panels	15%			LIFE	**	5	\$12,100	
Terrazzo	15%			LIFE	**	5	\$12,600	
Wood	20%	Now	\$75,700	2038	**	5	\$20,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Exhibit Areas								
Under Construction	25%							
Interior Walls								
Gypsum Board	25%			LIFE	**	5	\$4,400	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$900	
Plaster	30%			LIFE	**	5	\$2,700	
Under Construction	25%							
Ceilings								
Glass: Susp Panels	30%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$20,800	
Plaster	15%			LIFE	**	5	\$7,800	
Plaster	35%			LIFE	**	5	\$18,200	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement D Channel						
		Explanation : Steam Provided By Con Edison						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$47,600	5	\$4,300	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$1,200	2022	\$24,100	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 10%						
		Location : 3rd Floor Mechanical Room						
Steam Piping/Pump	90%	Now	\$90,400	2033	* *	4	\$3,200	
		Corroded, Extent : Severe, Area Affected : 30%						
		Location : Throughout						
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%						
		Location : Various Areas						
Terminal Devices								
Air Handler	40%			2018	\$165,400	1	\$17,700	
Air Handler	20%			2028	* *	1	\$8,900	
Convactor/Radiator	10%			2028	* *	1	\$2,300	
Fan Coil Unit/Heat	30%			2028	* *	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : Attic Of 2nd Floor Gallery						
		Explanation : Reheat Units						
Air Conditioning								
Energy Source								
District C.W.	90%			2033	* *	1		
Electricity	10%			2031	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2021	\$173,600	2	\$400	
No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location : W Wing						
		Explanation : Chilled Water Comes From W Wing						
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$3,300	2033	* *	4	\$3,200	
		Corroded, Extent : Severe, Area Affected : 30%						
		Location : Throughout						
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	50%	Now	\$300	2018	\$16,300	1	\$20,000	
		Leak Evident, Extent : Moderate, Area Affected : 10%						
		Location : Coils Connections						
Air Handler/Cool/Ht	30%			2028	* *	1	\$13,300	
No Component	20%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING B
Asset # : 2305

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$8,600	LIFE	* *	2-5	\$40,000	
Faulty Air Intake, Extent : Severe, Area Affected : 30%									
Location : Air Dampers Are Not Working Properly									
Exhaust Fans									
	Interior	80%			2023	\$19,000	2	\$1,800	
	Roof	20%			2023	\$3,900	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	0-2	\$22,900	2033	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Water Heater									
	Electric	10%			2018	\$1,200	4	\$100	
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$37,500	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$4,000	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING C
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.C00 / 2306 **Yr Built/Renovated** : 1894 /
Area Sq Ft : 87,468 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$786,600	\$249,300
Interior Architecture	\$184,600	\$5,880,800
Mechanical	\$518,500	\$337,300
Total	\$1,489,700	\$6,467,300
Importance Code A	\$786,600	\$307,300
Importance Code B	\$703,100	\$484,200
Importance Code C		\$5,675,900
Total	\$1,489,700	\$6,467,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,200			
Interior Architecture		\$379,100	\$1,600	
Mechanical	\$140,300	\$11,900	\$18,800	\$17,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$169,400	\$394,900	\$24,400	\$21,500
Importance Code A	\$25,200			\$2,600
Importance Code B	\$144,200	\$386,200	\$24,400	\$18,900
Importance Code C		\$8,700		
Total	\$169,400	\$394,900	\$24,400	\$21,500



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$66,000	LIFE	* *	5	\$20,500	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Fan Room Wall							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Fan Room Wall							
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Panel/Paver: Limestone	30%			LIFE	* *	5	\$23,000	
No Component	50%							
Windows								
Glass Block	2%			LIFE	* *	5	\$200	
Metal Clad	13%	Now	\$119,000	2048	* *	5	\$6,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads, Courtyard							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, Courtyard							
No Component	85%							
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Masonry: Brick	70%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Rail	15%	Now	\$1,100	2028	* *	5	\$2,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads							
Roof								
IRMA/Protected Membrane	10%			2028	* *	10	\$5,300	
IRMA/Protected Membrane	10%			2028	* *	10	\$5,300	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Flat Roof							
Metal Panel	5%			2036	* *	10	\$4,900	
Modified Bitumen	25%			2028	* *	10	\$13,400	
Skylight, Metal/Glass	20%			2043	* *	10	\$35,600	
Sloped Glazing	30%	Now	\$601,600	LIFE	* *	5	\$213,700	
	Condensation Present, Extent : Moderate, Area Affected : 25%							
	Location : Over Attic Space							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Over Attic Space							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Attic Space							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2019	\$357,300	3	\$39,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$14,300	
Marble Panels	10%			LIFE	* *	5	\$9,800	
Slate	5%			LIFE	* *	5	\$7,000	
Terrazzo	10%			LIFE	* *	5	\$10,200	
Vinyl Tile	10%			2023	\$119,000	3	\$4,900	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Laboratory								
Explanation : 9 X 9 Tiles								
Wood	40%	Now	\$184,600	2038	* *	5	\$49,100	
Poor Subfloor Evident, Extent : Light, Area Affected : 10%								
Location : Second Floor Exhibit Areas								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Second Floor Exhibit Areas								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Fabric on Framing	35%			2024	\$5,675,900	5	\$17,400	
Gypsum Board	10%			LIFE	* *	5	\$6,000	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$4,500	
Plaster	35%			LIFE	* *	5	\$10,400	
Ceilings								
Exposed Concrete	5%			LIFE	* *	5	\$1,000	
Glass: Susp Panels	40%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$16,400	
Plaster	35%			LIFE	* *	5	\$28,600	
Plaster	10%			LIFE	* *	5	\$8,200	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$58,000	5	\$5,200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2022	\$29,400	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room							
	Steam Piping/Pump	90%	Now	\$110,200	2033	* *	4	\$3,900	
		Corroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Pneumatic Control System							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	60%	Now	\$30,200	2018	\$302,500	1	\$29,200	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : 3rd Floor Mechanical Room							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Drip Pan, 3rd Floor Mechanical Room							
	Convactor/Radiator	10%			2028	* *	1	\$2,800	
	Fan Coil Unit/Heat	30%			2028	* *	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Attic Of 2nd Floor Gallery							
		Explanation : Reheat Units							
Air Conditioning									
Energy Source									
	District C.W.	95%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	5%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2021	\$105,800	2	\$300	
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	95%	Now	\$1,100	2023	\$10,600	4	\$4,100	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Condensate Line, 3rd Floor Mechanical Room And Various Other Areas							
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2018	\$18,900	1	\$51,400	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	No Component	5%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING C
Asset # : 2306

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$48,800	
				Corroded, Extent : Light, Area Affected : 5%					
				Location : Supply Ducts					
				Faulty Air Intake, Extent : Severe, Area Affected : 60%					
				Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly					
	Exhaust Fans								
	Interior	90%			2018	\$26,100	2	\$2,400	
	Roof	10%			2018	\$2,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$27,900	2023	\$279,300	1		
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Various Areas					
	Water Heater								
	Electric	10%			2021	\$1,500	4	\$100	
	No Component	90%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : G, 1, M, 2					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$45,700	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$4,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING CC
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.CC0 / 152 **Yr Built/Renovated** : 1979 /
Area Sq Ft : 50,854 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$141,000
Interior Architecture	\$151,300	
Mechanical		\$494,700
Total	\$151,300	\$635,800
Importance Code A		\$141,000
Importance Code B	\$151,300	\$494,700
Total	\$151,300	\$635,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,900			
Interior Architecture		\$7,600		
Mechanical	\$54,500	\$7,900	\$11,600	\$8,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$101,300	\$20,500	\$16,500	\$13,800
Importance Code A	\$42,100	\$300	\$300	\$300
Importance Code B	\$59,200	\$20,200	\$16,200	\$13,600
Importance Code C				
Total	\$101,300	\$20,500	\$16,500	\$13,800



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,100	
Window Wall	10%			2043	* *	5	\$13,600	
No Component	85%							
Parapets								
Metal Rail	100%			2028	* *	5-10	\$6,900	
Roof								
IRMA/Protected Membrane	25%			2023	\$78,400	10	\$9,200	
IRMA/Protected Membrane	20%	Now	\$12,500	2023	\$62,700			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : New Members Lounge								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over New Members Lounge								
Modified Bitumen	50%			2028	* *	10	\$18,400	
Skylight, Plastic	5%			2036	* *	1		
Interior								
Floors								
Carpet	20%			2022	\$207,700	3	\$22,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$16,700	
Marble Panels	30%			LIFE	* *	5	\$17,100	
Terrazzo	40%	Now	\$151,300	LIFE	* *	5	\$23,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Store								
Interior Walls								
Gypsum Board	50%			LIFE	* *	5	\$21,400	
Plaster	25%			LIFE	* *	5	\$5,300	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings								
Exposed Concrete	35%			LIFE	* *	5	\$4,100	
Gypsum Board	15%			LIFE	* *	5	\$14,000	
Plaster	50%			LIFE	* *	5	\$23,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Tunnel								
Explanation : Steam Provided By Con Edison								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC
Asset # : 152

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	10%			2026	\$1,200	1	\$2,500	
Pres. Reducing Valve/LP Steam	90%			2032	**	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$900	2031	**	4	\$300	
	Corroded, Extent : Moderate, Area Affected : 15%							
	Location : 4th Floor Mechanical Equipment Room							
Steam Piping/Pump	90%	Now	\$10,700	2033	**	4	\$2,300	
	Corroded, Extent : Moderate, Area Affected : 15%							
	Location : Various Areas							
Terminal Devices								
Air Handler	90%	Now	\$13,200	2023	\$263,800	1	\$25,500	
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Coil Connections							
	Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : Pneumatic Control System							
Convactor/Radiator	10%			2028	**	1	\$1,600	
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Chilled Water From W Wing							
Distribution								
Chilled Wtr Pipe/Pump	100%	0-2	\$6,500	2033	**	4	\$2,500	
	Corroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$230,900	1	\$31,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$6,100	LIFE	**	2-5	\$28,400	
	Faulty Air Intake, Extent : Severe, Area Affected : 5%							
	Location : Louvers Are Inoperable, Throughout							
	Unbalanced System, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Exhaust Fans								
Interior	70%			2023	\$11,800	2	\$1,100	
Roof	30%	Now	\$800	2018	\$4,100	2	\$400	
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Roof							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING CC**

Asset # : 152

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G, I, M, 2, 3, 4							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$26,600	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING D
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.D00 / 2307 **Yr Built/Renovated** : 1902 /
Area Sq Ft : 115,293 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,055,200	\$496,000
Interior Architecture		\$355,400
Mechanical	\$237,700	\$39,200
Total	\$1,293,000	\$890,700
Importance Code A	\$1,055,200	\$496,000
Importance Code B	\$237,700	\$354,900
Importance Code C		\$39,700
Total	\$1,293,000	\$890,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$600		\$47,400
Interior Architecture	\$8,100	\$366,100	\$1,100	
Mechanical	\$29,900	\$17,600	\$25,800	\$19,400
Elevators/Escalators	\$14,000	\$14,000	\$14,000	\$14,000
Total	\$52,000	\$398,300	\$40,900	\$80,800
Importance Code A		\$600		\$47,400
Importance Code B	\$52,000	\$397,700	\$40,900	\$33,500
Importance Code C				
Total	\$52,000	\$398,300	\$40,900	\$80,800



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 Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	10%			LIFE	**	5	\$7,400	
	Masonry: Granite	5%			LIFE	**	5	\$2,800	
	Masonry: Limestone	70%			LIFE	**	5	\$39,100	
	Stucco Cement	15%			2036	**	5	\$27,900	
Windows									
	Aluminum	30%			2039	**	5	\$1,200	
	Bronze/Brass	70%			2031	**	5	\$17,500	
Parapets									
	Masonry: Limestone	60%			LIFE	**	5	\$6,600	
	Metal Rail	40%			2036	**	5-10	\$62,800	
Roof									
	IRMA/Protected Membrane	40%			2028	**	10	\$43,100	
		Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
		Location : Flat Sections							
	Metal Panel	30%			2036	**	10	\$59,300	
	Skylight, Plastic	5%			2036	**	1		
	Sloped Glazing	25%	Now	\$1,012,100	LIFE	**	5	\$359,500	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Over Attic							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Attic Over Domes							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually Corrugated Glazing.							
Interior									
Floors									
	Carpet	15%			2019	\$353,200	3	\$38,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$37,700	
	Granite Panels	5%			LIFE	**	5	\$6,500	
	Terrazzo	10%			LIFE	**	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Mezzanine							
	Terrazzo	50%			LIFE	**	5	\$67,400	
	Vinyl Tile	5%			2023	\$78,400	3	\$3,200	
	Wood	5%			2038	**	5	\$16,200	
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$11,000	
	Gypsum Board	30%			LIFE	**	5	\$39,700	
	Panel/Paver: Limestone	40%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$16,600	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

Ceilings

Exposed Concrete

5%

LIFE

* *

5

\$1,300

*Recent Repair Evident, Extent : Light, Area Affected : 50%**Location : Mechanical Space Below Front Steps*

Glass: Susp Panels

10%

LIFE

* *

Gypsum Board

35%

LIFE

* *

5

\$75,500

Masonry: Infill Arch

10%

LIFE

* *

Plaster

25%

LIFE

* *

5

\$27,000

Plaster

15%

LIFE

* *

5

\$16,200

*Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Budda Gallery*

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam

100%

2033

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam Provided By Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2032

* *

5

\$6,800

Distribution

Hot Wtr Piping/Pump

10%

2031

* *

4

\$900

Steam Piping/Pump

90%

Now

\$38,700

2033

* *

4

\$5,100

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Vacuum Condensate Pump & Piping, Various Areas**Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Various Areas*

Terminal Devices

Air Handler

100%

Now

\$66,500

2028

* *

1

\$64,200

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Coil Connections, Various Areas**Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Pneumatic Control System**Other Observation, Extent : Severe, Area Affected : 10%**Location : Attic**Explanation : No Heating Device In Attic, Causing Condensate Water To Drip From**Ductwork*

Air Conditioning

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District C.W.	95%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	5%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2021	\$79,400	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Office							
	No Component	95%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	95%	0-2	\$2,900	2033	* *	4	\$5,400	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2028	* *	1	\$67,700	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Lack Of A C In This Wing According To Stationary Engineer							
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$53,200	LIFE	* *	2-5	\$64,300	
		Faulty Air Intake, Extent : Severe, Area Affected : 5%							
		Location : Louvers Are Inoperable, Throughout							
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Exhaust Fans									
	Interior	60%			2028	* *	2	\$2,100	
	Roof	40%			2023	\$39,200	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Not Accessible	100%							
Sewage Ejector(s)									
	Not Accessible	100%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING D
Asset # : 2307

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : G, 1, 2, 3, 4, 5						
			Explanation : 1 Unit						
	Escalators								
	Over 20' Rise	50%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 30%						
			Location : G To 1						
			Explanation : 1 Unit						
	Under 20' Rise	50%			LIFE		* *		
			Other Observation, Extent : Light, Area Affected : 30%						
			Location : 1 To 1m, 1m To 2						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2033		* *	1-5	\$60,300
	Sprinkler								
	No Component	80%							
	Generic	20%			2049		* *	1-2	\$6,500

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING E
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.E00 / 150 **Yr Built/Renovated** : 1911 /
Area Sq Ft : 43,776 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$461,100	\$330,700
Mechanical	\$344,500	\$70,100
Total	\$805,700	\$400,800
Importance Code A	\$461,100	\$330,700
Importance Code B	\$344,500	\$70,100
Total	\$805,700	\$400,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,000			\$1,600
Interior Architecture	\$223,500	\$1,200		\$8,200
Mechanical	\$62,700	\$6,600	\$9,300	\$6,600
Total	\$319,200	\$7,900	\$9,300	\$16,400
Importance Code A	\$33,000			\$1,600
Importance Code B	\$286,200	\$7,900	\$9,300	\$14,800
Importance Code C				
Total	\$319,200	\$7,900	\$9,300	\$16,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	25%	Now	\$28,800	LIFE	* *	5	\$8,900		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Bulkheads, Courtyard									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Courtyard									
Masonry: Granite	5%			LIFE	* *	5	\$1,300		
Panel/Paver: Limestone	45%			LIFE	* *	5	\$12,000		
No Component	25%								
Windows									
Aluminum	30%			2031	* *	5	\$200		
Bronze/Brass	60%			2031	* *	5	\$2,900		
Steel	10%	Now	\$4,300	2048	* *	5	\$500		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Courtyard									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Courtyard									
Parapets									
Masonry: Brick	28%			LIFE	* *	5	\$200		
Masonry: Limestone	70%			LIFE	* *	5	\$500		
Masonry: Limestone	2%			LIFE	* *	5			
Roof									
IRMA/Protected Membrane	40%			2023	\$139,600	10	\$16,400		
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%									
Location : Over Egyptian Offices									
Metal Panel	25%			2036	* *	10	\$18,800		
Sloped Glazing	30%	Now	\$461,100	LIFE	* *	5	\$163,800		
Condensation Present, Extent : Severe, Area Affected : 30%									
Location : Attic									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout Mullions And Structural Supports									
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Attic									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over Attic									
Explanation : This Component Is Corrugated Glass.									
Sloped Glazing	5%			LIFE	* *	5	\$27,300		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	25%	2-4	\$223,500	2025	\$223,500	3	\$24,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Ceramic Tile	5%			2032	**	5	\$3,300	
Granite Panels	30%			LIFE	**	5	\$14,700	
Marble Panels	10%			LIFE	**	5	\$4,900	
Slate	5%			LIFE	**	5	\$3,500	
Terrazzo	10%			LIFE	**	5	\$5,100	
Vinyl Tile	15%			2028	**	3	\$3,700	
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,600	
Gypsum Board	20%			LIFE	**	5	\$6,100	
Plaster	75%			LIFE	**	5	\$11,500	
Ceilings								
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	20%			LIFE	**	5	\$16,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exhibit Space On Second Floor</i>								
Masonry: Infill Arch	10%			LIFE	**			
Plaster	55%			LIFE	**	5	\$22,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$2,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2022	\$14,700	4	\$200	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Steam Piping/Pump	90%	Now	\$36,800	2033	* *	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Pneumatic Control System							
Terminal Devices									
	Air Handler	80%	Now	\$10,100	2018	\$201,900	1	\$19,500	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
	Convactor/Radiator	10%			2028	* *	1	\$1,400	
	Fan Coil Unit/Heat	10%			2023	\$70,100	1	\$1,400	
Air Conditioning									
Energy Source									
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2021	\$105,900	2	\$300	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$3,000	2033	* *	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	70%	Now	\$700	2018	\$13,900	1	\$17,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections							
	Fan Coil - Cool/Heat	20%			2023	\$17,700	1	\$2,800	
	No Component	10%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING E
Asset # : 150

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$10,400	LIFE	* *	2-5	\$24,400	
Faulty Air Intake, Extent : Severe, Area Affected : 80%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
Insul. Deteriorating, Extent : Moderate, Area Affected : 15%									
Location : Various Areas									
Exhaust Fans									
	Interior	80%			2018	\$11,600	2	\$1,100	
	Roof	20%			2018	\$2,400	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	10%			2018	\$700	4		
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2023	\$11,800	4	\$2,500	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$22,900	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING F
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.F00 / 2292 **Yr Built/Renovated** : 1910 / 2008
Area Sq Ft : 44,931 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$57,800	\$157,700
Interior Architecture	\$118,600	
Mechanical	\$193,100	\$233,100
Total	\$369,400	\$390,800
Importance Code A	\$57,800	\$157,700
Importance Code B	\$311,600	\$233,100
Total	\$369,400	\$390,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,900			\$16,900
Interior Architecture	\$229,400			\$8,400
Mechanical	\$24,600	\$7,500	\$10,500	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,900	\$11,400	\$14,400	\$36,700
Importance Code A	\$18,900			\$16,900
Importance Code B	\$258,000	\$11,400	\$14,400	\$19,800
Importance Code C				
Total	\$276,900	\$11,400	\$14,400	\$36,700



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$26,000	
No Component	50%							
Windows								
Aluminum	100%			2039	* *	5	\$115,500	
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$2,700	
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Rail	20%			2036	* *	5-10	\$13,000	
Roof								
IRMA/Protected Membrane	30%			2023	\$100,000	10	\$11,700	
Metal Panel	40%	Now	\$18,900	2036	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : North And South Ends							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And South Ends							
Modified Bitumen	30%			2031	* *	10	\$11,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Flat Section At West Side							
Interior								
Floors								
Carpet	25%	Now	\$229,400	2025	\$229,400	3	\$25,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
	Location : Second Floor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Second Floor							
	Wrinkling, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor							
Ceramic Tile	5%			2032	* *	5	\$3,400	
Marble Panels	45%			LIFE	* *	5	\$22,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Room 371							
Wood	25%	Now	\$118,600	2038	* *	5	\$15,800	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Room 376							
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$3,800	
Gypsum Board	35%			LIFE	* *	5	\$15,900	
Plaster	30%			LIFE	* *	5	\$6,800	
Plaster	30%			LIFE	* *	5	\$6,800	
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$16,800	
Plaster	50%			LIFE	* *	5	\$21,000	
Plaster	30%			LIFE	* *	5	\$12,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$1,500	2031	* *	4	\$200	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Mechanical Room							
	Steam Piping/Pump	90%	Now	\$37,700	2033	* *	4	\$2,000	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Mechanical Room							
Terminal Devices									
	Air Handler	90%	Now	\$46,600	2023	\$233,100	1	\$22,500	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Coils Rusted And Clogged, Mechanical Room							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	10%			2028	* *	1	\$1,500	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2021	\$108,700	2	\$300	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%	Now	\$2,100	2033	* *	4	\$2,000	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$18,400	1	\$25,000	
	No Component	10%							
Ventilation									

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING F
Asset # : 2292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$10,700	LIFE	* *	2-5	\$25,100	
Faulty Air Intake, Extent : Severe, Area Affected : 5%									
Location : Louvers Are Inoperable, Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Exhaust Fans									
	Interior	90%			2023	\$13,400	2	\$1,200	
	Roof	10%			2023	\$1,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : G, 1n, 1s, M, 2n, 2s.									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$23,500	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING G
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.G00 / 2319 **Yr Built/Renovated** : 1910 / 1999
Area Sq Ft : 91,137 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$5,516,900
Mechanical	\$268,900	\$145,900
Total	\$268,900	\$5,662,800
Importance Code A	\$48,300	
Importance Code B	\$220,500	\$199,100
Importance Code C		\$5,463,700
Total	\$268,900	\$5,662,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,800	\$500		\$10,900
Interior Architecture	\$35,000	\$30,100		\$40,800
Mechanical	\$67,500	\$16,500	\$20,700	\$15,300
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$156,100	\$66,900	\$40,500	\$86,700
Importance Code A	\$34,700	\$3,600	\$900	\$11,800
Importance Code B	\$121,300	\$55,100	\$39,600	\$74,900
Importance Code C		\$8,200		
Total	\$156,100	\$66,900	\$40,500	\$86,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$5,400	
Stucco Cement	15%			2036	**	5	\$20,300	
Window Wall	5%			2043	**	5	\$10,200	
No Component	70%							
Windows								
Aluminum	100%			2039	**	5	\$1,000	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$100	
Masonry: Limestone	5%			LIFE	**	5		
Metal Rail	45%			2036	**	5-10	\$1,900	
Roof								
IRMA/Protected Membrane	90%			2028	**	10	\$25,900	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	10%			2028	**	10	\$2,900	
Interior								
Floors								
Carpet	40%			2022	\$531,800	3	\$58,500	
	Wrinkling, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor							
Panel/Paver: Cer/Brk	10%			2031	**	5	\$21,900	
Marble Panels	10%			LIFE	**	5	\$7,300	
Terrazzo	5%			LIFE	**	5	\$3,800	
Vinyl Tile	20%			2028	**	3	\$7,300	
Wood	15%			2038	**	5	\$27,400	
Interior Walls								
Fabric on Framing	20%			2024	\$5,358,700	5	\$16,400	
Gypsum Board	40%			LIFE	**	5	\$39,400	
Masonry: Limestone	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$12,300	
Wood	10%			LIFE	**	5	\$65,600	
Ceilings								
AcousTileConcealSpLn	20%			2028	**	5	\$42,600	
AcousTileSusp.Lay-In	35%			2036	**	5	\$59,600	
Exposed Struc: Wood	5%			LIFE	**			
Glass: Susp Panels	15%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$53,300	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority
Heating								
Energy Source								
	Utility Steam	100%			2033	* *	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement D Channel</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
Conversion Equipment								
	Heat Exchanger	20%			2032	* *	1	\$9,000
	Pres. Reducing Valve/LP Steam	80%			2019	\$48,300	5	\$4,300
Distribution								
	Hot Wtr Piping/Pump	20%	Now	\$3,100	2031	* *	4	\$900
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cross Bay And Inside The Pipe, 4th Floor Office Area</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Cross Bay</i>								
	Steam Piping/Pump	80%	Now	\$17,000	2033	* *	4	\$3,600
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
	Air Handler	80%			2028	* *	1	\$45,100
	Convactor/Radiator	10%			2028	* *	1	\$2,900
	Fan Coil Unit/Heat	10%			2023	\$145,900	1	\$2,900
Air Conditioning								
Energy Source								
	District C.W.	90%			2043	* *	1	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : W Wing Basement</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
	Electricity	10%			2031	* *	1	
Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2021	\$220,500	2	\$600
	No Component	90%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : W Wing</i>								
<i>Explanation : Chilled Water Comes From W Wing</i>								
Distribution								
	Chilled Wtr Pipe/Pump	90%	Now	\$400	2033	* *	4	\$4,000
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Areas</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Cross Bay</i>								
	No Component	10%						
Terminal Devices								
	Air Handler/Cool/Ht	90%			2028	* *	1	\$50,700
	No Component	10%						

Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING G
Asset # : 2319

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$4,300	LIFE	* *	2-5	\$50,800	
Faulty Air Intake, Extent : Moderate, Area Affected : 25%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
Exhaust Fans									
	Interior	90%			2028	* *	2	\$2,500	
	Roof	10%			2028	* *	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	100%			2018	\$15,100	4	\$800	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2023	\$11,800	4	\$2,500	
Vertical Transport									
Elevators									
	Geared Traction	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 70%									
Location : (2) G, 1-5. (1) B, 1, M, 2									
Explanation : 3 Units									
	Hydraulic	30%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 30%									
Location : (1) 1-3, 3m									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$47,700	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$5,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING H
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.H00 / 2293 **Yr Built/Renovated** : 1913 /
Area Sq Ft : 150,652 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,267,900	\$557,200
Interior Architecture		\$292,900
Mechanical	\$1,404,300	\$920,900
Total	\$2,672,200	\$1,771,000
Importance Code A	\$1,267,900	\$657,100
Importance Code B	\$1,404,300	\$1,067,600
Importance Code C		\$46,300
Total	\$2,672,200	\$1,771,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$28,300	\$900		\$19,000
Interior Architecture	\$59,900	\$19,700		
Mechanical	\$45,900	\$21,800	\$32,800	\$30,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$146,000	\$54,200	\$44,600	\$61,600
Importance Code A	\$28,300	\$900		\$23,500
Importance Code B	\$117,600	\$53,300	\$44,600	\$38,100
Importance Code C				
Total	\$146,000	\$54,200	\$44,600	\$61,600



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	
	Masonry: Brick	15%			LIFE	**	5	\$13,300	
	Masonry: Granite	5%			LIFE	**	5	\$3,300	
	Masonry: Limestone	50%			LIFE	**	5	\$33,400	
	Metal, Corrugated	5%			2033	**	1		
	No Component	20%							
Windows									
	Aluminum	25%			2039	**	5	\$1,800	
	Bronze/Brass	75%			2031	**	5	\$34,300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$100	
	Masonry: Limestone	35%			LIFE	**	5	\$300	
	Masonry: Limestone	5%	Now	\$1,200	LIFE	**	5		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Coping									
	Metal Panel	5%			2043	**	5	\$100	
	Metal Rail	35%			2036	**	5-10	\$4,700	
Roof									
	IRMA/Protected Membrane	25%	Now	\$27,000	2023	\$134,900			
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal, Corrugated	5%			2028	**	1		
	Metal Panel	20%			2036	**	10	\$23,200	
	Sloped Glazing	20%	Now	\$792,400	LIFE	**	5	\$168,900	
Condensation Present, Extent : Moderate, Area Affected : 25%									
Location : Over Astor Court									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 15%									
Location : Over Astor Court									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Astor Court									
	Sloped Glazing	30%	Now	\$475,500	LIFE	**	5	\$253,300	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Attic Space									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Space									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : This Component Is Corrugated Glazing									

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2022	\$461,500	3	\$50,700	
	Ceramic Tile	5%			2032	* *	5	\$11,300	
	Granite Panels	25%			LIFE	* *	5	\$42,300	
	Marble Panels	10%			LIFE	* *	5	\$16,900	
	Slate	10%			LIFE	* *	5	\$24,000	
	Terrazzo	10%			LIFE	* *	5	\$17,600	
	Vinyl Tile	10%			2028	* *	3	\$8,500	
	Wood	15%			2038	* *	5	\$63,400	
Interior Walls									
	Ceramic Tile	5%			2032	* *	5	\$8,600	
	Gypsum Board	45%			LIFE	* *	5	\$46,300	
	Marble Panels	5%			LIFE	* *			
	Plaster	25%			LIFE	* *	5	\$12,900	
	Plaster	20%			LIFE	* *	5	\$10,300	
Ceilings									
	AcousTileSusp.Lay-In	25%			2028	* *	5	\$56,400	
	Glass: Susp Panels	10%			LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Attic Space								
	Gypsum Board	15%			LIFE	* *	5	\$42,300	
	Plaster	25%			LIFE	* *	5	\$35,200	
	Plaster	20%			LIFE	* *	5	\$28,200	
	Wood	5%			LIFE	* *	5	\$98,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement D Channel								
	Explanation : Steam Provided By Con Edison								
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2026	\$99,900	5	\$8,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	10%	Now	\$5,100	2031	* *	4	\$700		
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Steam Piping/Pump	90%	Now	\$189,700	2033	* *	4	\$6,700		
	Corroded, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								
	Malfunctioning, Extent : Severe, Area Affected : 30%								
	Location : Pneumatic Control System								
Terminal Devices									
Air Handler	80%	Now	\$69,500	2018	\$694,700	1	\$67,100		
	Not Energy Efficient, Extent : Severe, Area Affected : 40%								
	Location : Attic & Basement								
	On Extended Life, Extent : Moderate, Area Affected : 80%								
	Location : Attic & Basement								
	Recent Repair Evident, Extent : Light, Area Affected : 15%								
	Location : 1 Unit Being Removed From Basement								
Convactor/Radiator	10%			2028	* *	1	\$4,900		
Fan Coil Unit/Heat	10%			2023	\$241,100	1	\$4,900		
Air Conditioning									
Energy Source									
District C.W.	90%			2033	* *	1			
	Other Observation, Extent : Light, Area Affected : 75%								
	Location : W Wing Basement								
	Explanation : Chilled Water Comes From W Wing								
Electricity	10%			2031	* *	1			
Conversion Equipment									
Interior Pkg Unit - Cooling	10%			2021	\$364,500	2	\$900		
No Component	90%								
Distribution									
Chilled Wtr Pipe/Pump	90%	Now	\$6,900	2033	* *	4	\$6,700		
	Corroded, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
No Component	10%								
Terminal Devices									
Air Handler/Cool/Ht	90%	Now	\$6,200	2023	\$61,600	1	\$75,500		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Various Areas								
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Coils Connections, Various Areas								
No Component	10%								

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING H
Asset # : 2293

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$35,900	LIFE	* *	2-5	\$84,000	
Faulty Air Intake, Extent : Severe, Area Affected : 80%									
Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly									
Exhaust Fans									
	Interior	100%			2018	\$50,000	2	\$4,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2023	\$481,000	1		
Water Heater									
	Electric	10%			2021	\$2,500	4	\$100	
	No Component	90%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2023	\$11,800	4	\$2,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 40%									
Location : B, G, 1-3									
Explanation : 1 Unit									
	Hydraulic	60%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 60%									
Location : 1-2									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$78,800	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$8,400	

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING J
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.J00 / 2298 **Yr Built/Renovated** : 1917 /
Area Sq Ft : 104,316 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$745,700	\$596,100
Interior Architecture	\$43,900	\$146,400
Mechanical	\$252,400	\$759,800
Total	\$1,042,000	\$1,502,200
Importance Code A	\$745,700	\$665,200
Importance Code B	\$296,300	\$837,000
Total	\$1,042,000	\$1,502,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$3,800		
Interior Architecture		\$23,400		\$7,800
Mechanical	\$30,900	\$16,000	\$22,100	\$42,700
Total	\$30,900	\$43,200	\$22,100	\$50,500
Importance Code A		\$3,800		\$3,100
Importance Code B	\$30,900	\$39,400	\$22,100	\$47,400
Importance Code C				
Total	\$30,900	\$43,200	\$22,100	\$50,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$8,800	
Masonry: Granite	5%			LIFE	**	5	\$3,300	
Masonry: Limestone	45%			LIFE	**	5	\$29,500	
No Component	40%							
Windows								
Aluminum	25%			2039	**	5	\$7,700	
Bronze/Brass	75%			2031	**	5	\$143,800	
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$2,400	
Masonry: Limestone	75%			LIFE	**	5	\$11,500	
Masonry: Limestone	5%			LIFE	**	5	\$800	
Roof								
IRMA/Protected Membrane	60%			2028	**	10	\$59,000	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Flat Roof							
Sloped Glazing	15%			LIFE	**	5	\$196,600	
Sloped Glazing	25%	Now	\$614,800	LIFE	**	5	\$327,600	
	Condensation Present, Extent : Moderate, Area Affected : 25%							
	Location : Attic Space							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Attic Space Over Roman Sculpture							
Interior								
Floors								
Carpet	30%			2022	\$639,200	3	\$70,300	
Marble Panels	25%			LIFE	**	5	\$29,300	
Terrazzo	15%			LIFE	**	5	\$18,300	
Wood	30%			2038	**	5	\$87,800	
Interior Walls								
Gypsum Board	50%			LIFE	**	5	\$23,000	
Masonry: Limestone	25%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$4,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$15,600	
Glass: Susp Panels	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$48,800	
Plaster	25%			LIFE	**	5	\$24,400	
Plaster	30%			LIFE	**	5	\$29,300	
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement D Channel						
		Explanation : Steam Provided By Con Edison						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$69,200	5	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement						
		Explanation : Shares The Prv With " K" Wing						
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$5,100	
		Malfunctioning, Extent : Moderate, Area Affected : 20%						
		Location : Pneumatic Control System						
Terminal Devices								
Air Handler	80%			2023	\$481,000	1	\$51,600	
Convactor/Radiator	10%			2028	* *	1	\$3,400	
Fan Coil Unit/Heat	10%			2023	\$167,000	1	\$3,400	
Air Conditioning								
Energy Source								
District C.W.	90%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%						
		Location : K Wing Basement						
		Explanation : Chilled Water Comes From K Wing						
Electricity	10%			2039	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2021	\$252,400	2	\$600	
No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%						
		Location :						
		Explanation : Chilled Water Comes From K Wing						
Distribution								
Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$4,600	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%	Now	\$2,100	2023	\$42,600	1	\$52,300	
		Leak Evident, Extent : Moderate, Area Affected : 10%						
		Location : Coils Connections, Various Areas						
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$5,000	LIFE	* *	2-5	\$58,200	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%						
		Location : Louvers Are Inoperable, Various Areas						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING J
Asset # : 2298

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	70%			2023	\$24,200	2	\$2,200	
	Roof	30%			2023	\$8,400	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Electric	100%			2021	\$17,300	4	\$600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$54,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$5,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

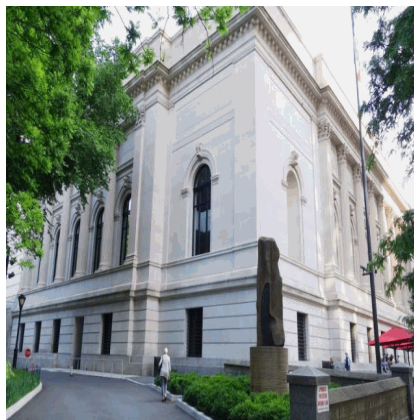
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING K
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.K00 / 2299 **Yr Built/Renovated** : 1926 / 2009
Area Sq Ft : 27,730 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,atc
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$348,900	\$179,500
Mechanical		\$50,000
Total	\$348,900	\$229,500
Importance Code A	\$348,900	\$179,500
Importance Code B		\$50,000
Total	\$348,900	\$229,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,800	\$3,100		\$5,600
Interior Architecture	\$5,200	\$3,100		\$7,800
Mechanical	\$24,000	\$10,800	\$14,800	\$8,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$46,800	\$28,800	\$26,700	\$34,000
Importance Code A	\$6,000	\$3,200	\$100	\$6,500
Importance Code B	\$40,900	\$25,600	\$26,500	\$27,500
Importance Code C				
Total	\$46,800	\$28,800	\$26,700	\$34,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	5%			LIFE	**	5	\$2,300	
Masonry: Limestone	45%			LIFE	**	5	\$20,500	
No Component	50%							
Windows								
Aluminum	25%			2039	**	5	\$6,100	
Bronze/Brass	75%			2031	**	5	\$115,100	
Parapets								
Masonry: Limestone	80%			LIFE	**	5	\$4,000	
Metal Rail	20%			2036	**	5-10	\$14,300	
Roof								
IRMA/Protected Membrane	35%			2028	**	10	\$5,800	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Flat Section							
Metal Panel	10%			2036	**	10	\$3,000	
Sloped Glazing	35%	Now	\$291,300	LIFE	**	5	\$77,600	
	Condensation Present, Extent : Moderate, Area Affected : 60% Location : Attic Space Corrosion/Rusting, Extent : Severe, Area Affected : 50% Location : Mullions And Structural Supports Water Penetration, Extent : Moderate, Area Affected : 10% Location : Islamic Exhibit							
Sloped Glazing	20%			LIFE	**	5	\$44,300	
Interior								
Floors								
Carpet	15%			2022	\$85,000	3	\$9,300	
Mosaic Tile	10%			2028	**	5	\$10,400	
Granite Panels	25%			LIFE	**	5	\$7,800	
Marble Panels	30%			LIFE	**	5	\$9,300	
Wood	20%			2051	**	5	\$15,600	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$17,200	
Ceilings								
Glass: Susp Panels	50%			LIFE	**			
Plaster	50%			LIFE	**	5	\$13,000	

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement D Channel									
Explanation : Steam Provided By Con Edison									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	10%			2032	**	1	\$1,400	
	Pres. Reducing Valve/LP Steam	90%			2026	\$16,500	5	\$1,500	
	Distribution								
	Hot Wtr Piping/Pump	10%			2031	**	4	\$200	
	Steam Piping/Pump	90%	0-2	\$5,800	2043	**	4	\$1,200	
	Steam Traps Faulty, Extent : Moderate, Area Affected : 10%								
	Location : Various Areas								
	Terminal Devices								
	Air Handler	80%			2028	**	1	\$13,700	
	Convactor/Radiator	10%			2028	**	1	\$900	
	Fan Coil Unit/Heat	10%			2028	**	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2032	**	1	\$30,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement A C Room								
	Explanation : R-123 Refrigerant								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2043	**	4	\$2,000	
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2028	**	1	\$15,400	
	Fan Coil - Cool/Heat	10%			2028	**	1	\$900	
	Heat Rejection								
	Water Cooling Tower	100%			2024	\$50,000	2	\$27,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 New Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,300	LIFE	**	2-5	\$15,500	
	Faulty Air Intake, Extent : Moderate, Area Affected : 10%								
	Location : Louvers Are Inoperable, Various Areas								
	Exhaust Fans								
	Interior	80%			2028	**	2	\$700	
	Roof	20%			2028	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
	Water Heater								
	Electric	10%			2021	\$500	4		
	No Component	90%							
	HW Heat Exchanger								
	Low Temp	100%			2043	**	4	\$4,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING K
Asset # : 2299

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2023	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) G, Ll, 1m, 1-4 (1) G, Ll, 1m, 1-3 (1) B, G, M, 2								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$14,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$1,600	

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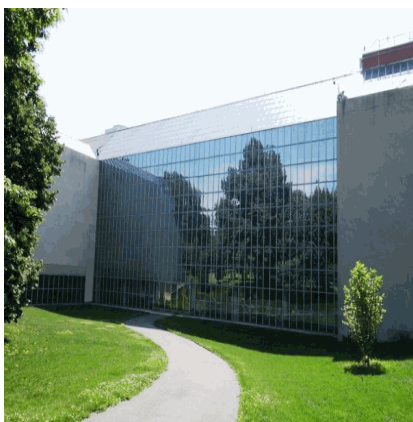
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING M AND COURT A-M
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.M00 / 2294 **Yr Built/Renovated** : 1924 / 2010
Area Sq Ft : 207,261 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$636,700	\$862,800
Interior Architecture	\$43,600	\$422,700
Mechanical	\$501,500	\$771,500
Total	\$1,181,900	\$2,057,000
Importance Code A	\$636,700	\$862,800
Importance Code B	\$545,100	\$1,035,900
Importance Code C		\$158,200
Total	\$1,181,900	\$2,057,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,400	\$300		\$47,800
Interior Architecture	\$14,500	\$58,200		\$57,600
Mechanical	\$131,200	\$54,500	\$95,400	\$59,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$162,900	\$124,800	\$107,200	\$176,300
Importance Code A	\$5,400	\$300		\$47,800
Importance Code B	\$157,500	\$124,500	\$107,200	\$128,400
Importance Code C				
Total	\$162,900	\$124,800	\$107,200	\$176,300



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 Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,900	
Panel/Paver: Limestone	35%	Now	\$256,400	LIFE	* *	5	\$32,900	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : North Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Window Wall	30%			2043	* *	5	\$141,100	
No Component	30%							
Windows								
Aluminum	100%			2039	* *	5	\$500	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,300	
Metal Panel	5%			2043	* *	5	\$800	
Metal Rail	45%			2036	* *	5-10	\$33,600	
Roof								
Modified Bitumen	35%			2031	* *	10	\$34,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Flat Section								
Single Ply Membrane	5%			2028	* *	10	\$5,000	
Sloped Glazing	50%	Now	\$309,800	LIFE	* *	5	\$660,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Exhibit Space At Mezzanine								
Sloped Glazing	10%			LIFE	* *	5	\$132,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : West Slope								
Interior								
Floors								
Carpet	15%			2022	\$635,000	3	\$69,800	
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$69,800	
Granite Panels	15%			LIFE	* *	5	\$34,900	
Granite Panels	5%			LIFE	* *	5	\$11,600	
Marble Panels	30%			LIFE	* *	5	\$69,800	
Marble Panels	5%			LIFE	* *	5	\$11,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Second Floor								
Wood	15%			2051	* *	5	\$87,200	
Wood	5%			2063	* *	5	\$29,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Second Floor								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	35%			LIFE	* *	5	\$66,400	
	Gypsum Board	15%			LIFE	* *	5	\$28,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Second Floor									
	Masonry: Limestone	10%			LIFE	* *			
	Masonry: Limestone	20%			LIFE	* *			
	Plaster	15%			LIFE	* *	5	\$14,200	
	Wood	5%			LIFE	* *	5	\$63,300	
Ceilings									
	AcousTileConcealSpLn	15%			2036	* *	5	\$55,700	
	AcousTileSusp.Lay-In	20%			2036	* *	5	\$59,400	
	Exposed Struc: Wood	5%			LIFE	* *			
	Glass: Susp Panels	35%			LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Exhibit Area									
	Gypsum Board	25%			LIFE	* *	5	\$92,900	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Gallery At 762									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Distribution									
	Steam Piping/Pump	100%			2033	* *	4	\$10,200	
Terminal Devices									
	Air Handler	60%			2031	* *	1	\$76,900	
	Air Handler	20%			2023	\$238,900	1	\$25,600	
	Convactor/Radiator	20%			2028	* *	1	\$13,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2026	\$311,800	1	\$179,400	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Basement							
	Explanation : 2 Units - Refrigerant R123							
Interior Pkg Unit - Cooling	10%			2021	\$501,500	2	\$1,300	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Various Areas							
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$8,200	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2031	* *	1	\$76,900	
Air Handler/Cool/Ht	20%			2023	\$169,400	1	\$25,600	
No Component	20%							
Heat Rejection								
Water Cooling Tower	80%			2028	* *	2	\$166,900	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$24,700	LIFE	* *	2-5	\$115,600	
	Faulty Air Intake, Extent : Severe, Area Affected : 5%							
	Location : Intake Louvers - Various Areas							
	Unbalanced System, Extent : Moderate, Area Affected : 5%							
	Location : Various Areas							
Exhaust Fans								
Interior	70%			2031	* *	2	\$4,400	
Roof	10%			2031	* *	2	\$600	
Roof	20%			2023	\$11,200	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset # : 2294

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (1) G, 1-5 (1) G, 1, 1m, 2, 2m, 3									
Explanation : Two Units									
Fire Suppression									
Standpipe									
	Generic	100%			2043		* *	1-5	\$104,500
Sprinkler									
	No Component	40%							
	Generic	60%			2049		* *	1-2	\$34,800

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING O
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.O00 / 2295 **Yr Built/Renovated** : 1972 / 2009
Area Sq Ft : 44,195 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 13-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$71,500	\$332,800
Interior Architecture		\$1,078,500
Mechanical	\$106,900	
Total	\$178,400	\$1,411,300
Importance Code A	\$71,500	\$332,800
Importance Code B	\$106,900	
Importance Code C		\$1,078,500
Total	\$178,400	\$1,411,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,100			\$15,900
Interior Architecture		\$18,200		\$9,300
Mechanical	\$46,800	\$7,800	\$10,300	\$8,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$76,900	\$33,900	\$18,200	\$41,800
Importance Code A	\$22,600	\$400	\$400	\$17,400
Importance Code B	\$54,300	\$31,000	\$17,800	\$24,400
Importance Code C		\$2,500		
Total	\$76,900	\$33,900	\$18,200	\$41,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Panel/Paver: Limestone	75%			LIFE	* *	5	\$30,600	
Window Wall	5%			2043	* *	5	\$10,200	
No Component	20%							

Parapets

Metal Rail	30%			2036	* *	5-10	\$40,500	
Panel/Paver: Limestone	70%			LIFE	* *	5	\$5,700	

Roof

IRMA/Protected Membrane	35%	Now	\$17,000	2023	\$85,200			
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Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%

Location : Flat Sections

Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%

Location : Flat Sections

Sloped Glazing	45%			LIFE	* *	5	\$171,400	
Sloped Glazing	20%	Now	\$71,500	LIFE	* *	5	\$76,200	

Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%

Location : At Pyramid

Interior

Floors

Carpet	25%			2022	\$225,700	3	\$24,800	
Panel/Paver: Cer/Brk	10%			2039	* *	5	\$14,900	
Marble Panels	40%			LIFE	* *	5	\$19,800	
Slate	10%			LIFE	* *	5	\$7,000	
Wood	15%			2051	* *	5	\$18,600	

Interior Walls

Fabric on Framing	15%			2024	\$1,078,500	5	\$5,000	
Gypsum Board	40%			LIFE	* *	5	\$15,900	
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	30%			LIFE	* *			

Ceilings

Exposed Concrete	45%			LIFE	* *	5	\$3,700	
Glass: Susp Panels	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$22,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam	100%			2033	* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Channel

Explanation : Steam Provided By Con Edison

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	20%			2026	\$2,000	1	\$4,400	
	Pres. Reducing Valve/LP Steam	80%			2026	\$23,400	5	\$2,100	
	Distribution								
	Hot Wtr Piping/Pump	20%	Now	\$600	2045	* *	4	\$400	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Basement Mechanical Room							
	Steam Piping/Pump	80%	Now	\$16,500	2033	* *	4	\$1,700	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 60%							
		Location : Basement Mechanical Room							
		Steam Traps Faulty, Extent : Severe, Area Affected : 60%							
		Location : Various Areas							
	Terminal Devices								
	Air Handler	100%			2031	* *	1	\$27,300	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	* *	1		
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : W Wing Basement							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2021	\$106,900	2	\$300	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							
	Distribution								
	Chilled Wtr Pipe/Pump	90%			2043	* *	4	\$2,900	
	No Component	10%							
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2031	* *	1	\$24,600	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,100	LIFE	* *	2-5	\$24,600	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							
	Exhaust Fans								
	Interior	100%			2028	* *	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING O
Asset # : 2295

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	20%			2018	\$1,500	4	\$100	
	No Component	80%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) G, 1, 2 (1) G, 1							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$23,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING P
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.P00 / 2807 **Yr Built/Renovated** : 1975 / 2012
Area Sq Ft : 57,680 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$215,000
Mechanical	\$147,100	\$527,900
Total	\$147,100	\$742,900
Importance Code B	\$147,100	\$578,700
Importance Code C		\$164,300
Total	\$147,100	\$742,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$100	\$100		\$2,200
Interior Architecture		\$11,200	\$4,100	\$24,300
Mechanical	\$43,000	\$59,000	\$19,400	\$28,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$53,000	\$80,200	\$33,300	\$64,600
Importance Code A	\$600	\$32,700	\$600	\$2,800
Importance Code B	\$52,300	\$47,200	\$32,700	\$61,800
Importance Code C		\$400		
Total	\$53,000	\$80,200	\$33,300	\$64,600



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
No Component	90%							
Windows								
Aluminum	10%			2039	* *	5	\$300	
No Component	90%							
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$400	
Metal Panel	5%			2043	* *	5	\$100	
Metal Rail	45%			2036	* *	5-10	\$5,600	
Roof								
Under Construction	100%							
Interior								
Floors								
Carpet	25%			2022	\$294,500	3	\$32,400	
Ceramic Tile	5%			2032	* *	5	\$4,300	
Granite Panels	25%			LIFE	* *	5	\$16,200	
Marble Panels	10%			LIFE	* *	5	\$6,500	
Terrazzo	25%			LIFE	* *	5	\$16,900	
Wood	10%			2051	* *	5	\$16,200	
Interior Walls								
Fabric on Framing	10%			2024	\$164,300	5	\$800	
Gypsum Board	55%			LIFE	* *	5	\$5,000	
Plaster	35%			LIFE	* *	5	\$1,600	
Ceilings								
AcousTileSusp.Lay-In	10%			2040	* *	5	\$8,100	
AcousTileSusp.Lay-In	40%			2036	* *	5	\$32,500	
Gypsum Board	50%			LIFE	* *	5	\$50,800	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger	20%			2026	\$2,600	1	\$5,700	
Pres. Reducing Valve/LP Steam	80%			2019	\$30,600	5	\$2,700	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$7,700	2031	* *	4	\$600	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Mechanical Room							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Mechanical Room							
		Explanation : Extensive Clogging							
	Steam Piping/Pump	80%	Now	\$43,100	2033	* *	4	\$2,300	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : 3rd Floor Mechanical Room							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pneumatic Control System							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	80%			2023	\$266,000	1	\$28,500	
	Convactor/Radiator	20%			2028	* *	1	\$3,700	
Air Conditioning									
Energy Source									
	Electricity	100%			2031	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	* *	1	\$62,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Mechanical Room							
		Explanation : R-123 Refrigerant							
Distribution									
	Chilled Wtr Pipe/Pump	100%	0-2	\$7,400	2033	* *	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Mechanical Room							
Terminal Devices									
	Air Handler/Cool/Ht	100%	Now	\$5,200	2023	\$261,900	1	\$32,100	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Coils Connections, Various Areas							
Heat Rejection									
	Water Cooling Tower	100%			2021	\$104,000	2	\$58,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Total Of 8 Units. 3 New And 5 Older Units - They Also Service Other Adjacent Buildings							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$2,800	LIFE	* *	2-5	\$32,200	
		Faulty Air Intake, Extent : Severe, Area Affected : 30%							
		Location : Louvers Are Inoperable, Air Dampers Are Not Working Properly							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING P
Asset # : 2807

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2023	\$15,300	2	\$1,400	
	Roof	20%			2023	\$3,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$30,200	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$3,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING R
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.R00 / 2300 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 281,614 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$73,100	\$1,402,200
Interior Architecture	\$79,000	\$2,729,800
Mechanical	\$914,300	\$1,659,300
Total	\$1,066,400	\$5,791,300
Importance Code A	\$222,500	\$1,402,200
Importance Code B	\$843,900	\$2,171,800
Importance Code C		\$2,217,400
Total	\$1,066,400	\$5,791,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,500			
Interior Architecture	\$882,500	\$5,100		\$61,400
Mechanical	\$110,200	\$58,000	\$113,300	\$55,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$1,035,100	\$72,900	\$123,200	\$126,500
Importance Code A	\$35,300	\$9,500	\$2,800	\$2,800
Importance Code B	\$999,800	\$58,400	\$120,400	\$123,700
Importance Code C		\$5,100		
Total	\$1,035,100	\$72,900	\$123,200	\$126,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	5%	Now	\$32,500	LIFE	* *	5	\$4,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : South West Corner At Skylight Level							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : South Facade							
Window Wall	35%			2043	* *	5	\$146,300	
No Component	60%							
Roof								
Built-Up (BUR)	5%			2023	\$25,700	10	\$5,200	
Sloped Glazing	95%			LIFE	* *	5	\$1,329,100	
Interior								
Floors								
Carpet	15%	2-4	\$862,700	2025	\$862,700	3	\$94,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : First Floor Room 357							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : First Floor Room 357							
Cast in Place Concrete	20%			LIFE	* *	5	\$184,400	
Ceramic Tile	5%			2032	* *	5	\$21,100	
Granite Panels	20%			LIFE	* *	5	\$63,200	
Terrazzo	15%			LIFE	* *	5	\$49,400	
Wood	20%			2051	* *	5	\$158,100	
Wood	5%			2058	* *	5	\$39,500	
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,700	
Fabric on Framing	15%			2024	\$2,217,400	5	\$10,200	
Gypsum Board	27%			LIFE	* *	5	\$22,000	
Gypsum Board	5%			LIFE	* *	5	\$4,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Marble Panels	3%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$10,200	
Wood	5%			LIFE	* *	5	\$27,200	
Ceilings								
AcousTileSusp.Lay-In	15%			2036	* *	5	\$59,500	
Exposed Concrete	15%			LIFE	* *	5	\$9,300	
Glass: Susp Panels	25%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$99,200	
Metal Panel	5%			LIFE	* *	5	\$24,800	
Plaster	15%			LIFE	* *	5	\$37,200	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Channel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger	20%			2026	\$12,800	1	\$27,900	
	Pres. Reducing Valve/LP Steam	80%			2019	\$149,400	5	\$13,400	
Distribution									
	Hot Wtr Piping/Pump	20%			2031	**	4	\$4,200	
	Steam Piping/Pump	80%			2033	**	4	\$11,100	
Terminal Devices									
	Air Handler	80%			2023	\$1,298,600	1	\$139,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In P Wing 3rd Floor Mechanical Room							
		Explanation : Air Handlers							
	Convactor/Radiator	20%			2028	**	1	\$18,200	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2043	**	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : K Wing South Garage Mech. Room							
		Explanation : Chilled Water Comes From K Wing							
	Electricity	10%			2031	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2021	\$681,400	2	\$1,700	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : K Wing							
		Explanation : Chilled Water Comes From K Wing							
Distribution									
	Chilled Wtr Pipe/Pump	90%			2043	**	4	\$18,700	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$115,100	1	\$156,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : In P Wing 3rd Floor Mechanical Room							
		Explanation : Air Handlers							
	No Component	10%							
Heat Rejection									
	Water Cooling Tower	90%			2024	\$45,700	2	\$255,100	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Explanation : 3 New Units For The Chillers In K Wing							
	No Component	10%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING R
Asset # : 2300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$13,400	LIFE	* *	2-5	\$157,000	
Faulty Air Intake, Extent : Moderate, Area Affected : 30%									
Location : Louvers Are Inoperable, Various Areas									
Exhaust Fans									
	Interior	100%			2023	\$93,400	2	\$8,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	100%			2021	\$46,700	4	\$1,600	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : G, I, M, 2									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$147,300	
Sprinkler									
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$15,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

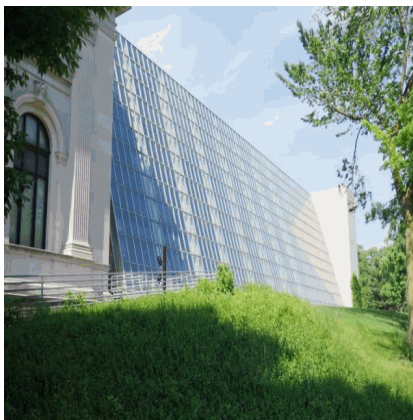
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING S
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.S00 / 2301 **Yr Built/Renovated** : 1972 / 2008
Area Sq Ft : 99,736 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 12-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$614,600	\$1,247,400
Interior Architecture		\$2,183,200
Mechanical	\$898,700	\$501,900
Total	\$1,513,200	\$3,932,500
Importance Code A	\$614,600	\$1,303,600
Importance Code B	\$898,700	\$771,600
Importance Code C		\$1,857,200
Total	\$1,513,200	\$3,932,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,500			
Interior Architecture		\$532,100	\$1,900	\$38,100
Mechanical	\$58,200	\$21,500	\$34,500	\$36,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$91,500	\$565,400	\$48,200	\$86,800
Importance Code A	\$22,200	\$800	\$700	\$3,300
Importance Code B	\$69,300	\$560,500	\$47,500	\$83,600
Importance Code C		\$4,200		
Total	\$91,500	\$565,400	\$48,200	\$86,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$2,300
Masonry: Limestone	5%	Now	\$21,500	LIFE	**	5	\$2,800

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%

Location : North Facade

Window Wall	40%			2043	**	5	\$110,300
No Component	50%						

Windows

Aluminum	5%			2039	**	5	\$100
No Component	95%						

Roof

Sloped Glazing	100%	Now	\$559,400	LIFE	**	5	\$1,192,300
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Water Penetration, Extent : Moderate, Area Affected : 20%

Location : North Side

Interior

Floors

Carpet	25%			2019	\$509,200	3	\$56,000
Cast in Place Concrete	5%			LIFE	**	5	\$16,300
Ceramic Tile	5%			2026	\$154,600	5	\$7,500
Granite Panels	30%			LIFE	**	5	\$33,600
Marble Panels	10%			LIFE	**	5	\$11,200
Vinyl Tile	10%			2023	\$135,700	3	\$5,600
Wood	15%			2051	**	5	\$42,000

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$3,300
Fabric on Framing	10%			2024	\$1,822,100	5	\$8,400
Gypsum Board	35%			LIFE	**	5	\$35,100
Panel/Paver: Limestone	45%			LIFE	**	5	
Wood	5%			LIFE	**	5	\$33,500

Ceilings

AcousTileConcealSpLn	15%			2036	**	5	\$26,700
Glass: Susp Panels	65%			LIFE	**		

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Gallery

Gypsum Board	20%			LIFE	**	5	\$35,600
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Utility Steam	100%			2033	**	1	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement D Tunnel

Explanation : Steam Provided By Con Edison

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Heat Exchanger	15%			2026	\$3,400	1	\$7,400	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : For Radiators In Stairwells							
		Explanation : 1 Unit							
	Pres. Reducing Valve/LP Steam	85%			2026	\$56,200	5	\$5,000	
		Other Observation, Extent : Light, Area Affected : 85%							
		Location : Basement							
		Explanation : Services The A M & F Wings As Well							
Distribution									
	Hot Wtr Piping/Pump	15%	Now	\$5,000	2022	\$50,200	4	\$700	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Steam Piping/Pump	85%	Now	\$79,100	2023	\$395,500	4	\$4,200	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	85%	Now	\$48,900	2018	\$488,600	1	\$47,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Coils, Various Areas							
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Access Doors, Various Areas							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Coil Connections, Various Areas							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	15%			2028	* *	1	\$4,800	
Air Conditioning									
	Energy Source								
	District C.W.	90%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : W Wing Mechanical Room							
		Explanation : Chilled Water Comes From W Wing							
	Electricity	10%			2031	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2021	\$241,300	2	\$600	
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : W Wing							
		Explanation : Chilled Water Comes From W Wing							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pump	90%	Now	\$4,600	2033	* *	4	\$4,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2018	\$40,800	1	\$55,500	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$11,900	LIFE	* *	2-5	\$55,600	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Access Doors & Flexible Connections, Various Areas</i>								
<i>Faulty Air Intake, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Louvers Are Inoperable, Throughout</i>								
<i>Unbalanced System, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Exhaust Fans								
Interior	100%			2023	\$33,100	2	\$3,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
Water Heater								
Electric	100%			2021	\$16,500	4	\$600	
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$14,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,800	4	\$2,500	
Pool Filter/Treatment								
Sand	100%			2036	* *	4	\$24,700	
Sewage Ejector(s)								
Electric	100%			2023	\$11,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G, Ld, M</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING S
Asset # : 2301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2033	* *	1-5	\$52,100	
Sprinkler									
	No Component	70%							
	Generic	30%			2049	* *	1-2	\$8,400	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING T
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.T00 / 2302 **Yr Built/Renovated** : 1983 /
Area Sq Ft : 174,916 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 14-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$351,300	\$257,400
Interior Architecture		\$474,300
Mechanical	\$443,800	\$889,800
Total	\$795,100	\$1,621,500
Importance Code A	\$351,300	\$257,400
Importance Code B	\$443,800	\$1,265,700
Importance Code C		\$98,400
Total	\$795,100	\$1,621,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$113,600			
Interior Architecture	\$357,200	\$22,900		\$78,500
Mechanical	\$85,400	\$46,800	\$94,900	\$83,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$568,100	\$81,500	\$106,700	\$174,200
Importance Code A	\$115,300	\$1,700	\$1,700	\$1,700
Importance Code B	\$452,800	\$79,800	\$105,000	\$172,500
Total	\$568,100	\$81,500	\$106,700	\$174,200



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$4,200		
Masonry: Granite	5%			LIFE	* *	5	\$5,000		
Masonry: Limestone	50%	Now	\$157,000	LIFE	* *	5	\$50,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Window Wall	5%			2043	* *	5	\$25,200		
No Component	35%								
Windows									
Aluminum	100%	Now	\$1,700	2039	* *	5	\$900		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Southwest Window									
Parapets									
Concrete Masonry Unit	5%	Now	\$1,600	LIFE	* *	5	\$200		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Rail	25%			2028	* *	5-10	\$13,300		
Panel/Paver: Limestone	70%			LIFE	* *	5	\$2,300		
Roof									
Built-Up (BUR)	3%	Now	\$8,400	2033	* *				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Planters									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : At Planters									
Modified Bitumen	35%	Now	\$25,100	2031	* *				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Flat Section									
Plaza Roof: Stone Panels	25%	Now	\$33,700	2043	* *				
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : At Flashing									
Sloped Glazing	27%	Now	\$194,300	LIFE	* *	5	\$207,000		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Patrons Lounge, Stair T-2									
Spray-on Foam	10%	Now	\$22,400	2033	* *	5	\$3,800	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Throughout									

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	2-4	\$357,200	2025	\$357,200	3	\$39,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Sections 900, 901							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Sections 900, 901							
Carpet	15%			2022	\$535,900	3	\$58,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$57,300	
Ceramic Tile	5%			2032	* *	5	\$13,100	
Granite Panels	15%			LIFE	* *	5	\$29,500	
Marble Panels	20%			LIFE	* *	5	\$39,300	
Quarry Tile	5%			2036	* *	5	\$19,600	
Vinyl Tile	10%			2028	* *	3	\$9,800	
Wood	10%			2051	* *	5	\$49,100	
Interior Walls								
Gypsum Board	80%			LIFE	* *	5	\$53,700	
Metal Panel	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$44,700	
Ceilings								
AcousTileSusp.Lay-In	25%			2036	* *	5	\$62,100	
Exposed Concrete	10%			LIFE	* *	5	\$3,900	
Exposed Struc: Steel	5%			LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stair T-2							
Gypsum Board	55%			LIFE	* *	5	\$170,700	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Patrons Lounge							
Wood	5%			LIFE	* *	5	\$108,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement D Channel								
Explanation : Steam Provided By Con Edison								
Conversion Equipment								
Heat Exchanger	20%			2026	\$8,000	1	\$17,300	
Pres. Reducing Valve/LP Steam	80%			2032	* *	5	\$8,300	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	20%	Now	\$5,900	2031	* *	4	\$1,700	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Areas							
	Steam Piping/Pump	80%	Now	\$65,300	2033	* *	4	\$6,900	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Various Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Terminal Devices									
	Air Handler	80%			2028	* *	1	\$86,500	
	Convactor/Radiator	20%			2028	* *	1	\$11,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2032	* *	1	\$189,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage M E R							
		Explanation : 4 Units For " T" & " R", R-123 Refrigerant							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$8,600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$794,200	1	\$108,200	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$63,100	2021	\$315,500	2	\$140,800	
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : 2 Units Need To Be Replaced, 3rd Floor Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,500	
		Faulty Air Intake, Extent : Moderate, Area Affected : 20%							
		Location : Louvers Are Inoperable, Various Areas							
Exhaust Fans									
	Interior	90%			2023	\$52,200	2	\$4,800	
	Roof	10%			2028	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
Water Heater									
	Electric	100%			2021	\$29,000	4	\$1,000	
Sanitary Piping									
	Cast Iron	100%	Now	\$8,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : 4th Floor Kitchen Trap							
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : 4th Floor Kitchen							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING T
Asset # : 2302

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) 1, M, 2, 3, 4 (1) Freight 1, M, 2							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$91,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$9,800	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING W
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.W00 / 2303 **Yr Built/Renovated** : 1913 / 2010
Area Sq Ft : 20,574 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$259,900
Interior Architecture		\$98,000
Mechanical	\$79,900	\$307,000
Total	\$79,900	\$664,900
Importance Code A		\$259,900
Importance Code B	\$79,900	\$405,000
Total	\$79,900	\$664,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,300			\$7,200
Interior Architecture	\$6,000	\$87,100	\$1,300	
Mechanical	\$65,800	\$8,000	\$10,300	\$8,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$82,100	\$103,000	\$19,500	\$23,500
Importance Code A	\$2,500	\$200	\$200	\$7,400
Importance Code B	\$79,600	\$102,800	\$19,300	\$16,100
Importance Code C				
Total	\$82,100	\$103,000	\$19,500	\$23,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$4,800	
Masonry: Brick	10%			LIFE	* *	5	\$3,900	
No Component	70%							
Parapets								
Metal Rail	100%			2036	* *	5-10	\$18,200	
Roof								
IRMA/Protected Membrane	80%			2023	\$210,500	10	\$19,800	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100% Location : Throughout							
Modified Bitumen	5%	Now	\$2,300	2023	\$7,700			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% Location : Elevator Shaft							
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Elevator Shaft							
Sloped Glazing	15%			LIFE	* *	5	\$49,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : North Section							
Interior								
Floors								
Carpet	20%			2019	\$84,000	3	\$9,200	
Cast in Place Concrete	10%			LIFE	* *	5	\$6,700	
Marble Panels	15%			LIFE	* *	5	\$3,500	
Terrazzo	15%			LIFE	* *	5	\$3,600	
Vinyl Tile	35%			2023	\$98,000	3	\$4,000	
Wood	5%			2038	* *	5	\$2,900	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$1,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	
Gypsum Board	50%			LIFE	* *	5	\$7,600	
Plaster	25%			LIFE	* *	5	\$1,900	
Plywood/Hardboard	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%			2028	* *	5	\$9,200	
Exposed Concrete	60%			LIFE	* *	5	\$3,400	
Gypsum Board	15%			LIFE	* *	5	\$6,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Conversion Equipment									
	Heat Exchanger	20%			2032	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : 2 Units							
	Pres. Reducing Valve/LP Steam	80%			2032	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Basement Steam Room							
		Explanation : Incoming Steam Valve For Entire Museum							
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$1,400	2022	\$13,800	4	\$200	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 3%							
		Location : Various Areas							
	Steam Piping/Pump	80%	Now	\$15,400	2023	\$76,800	4	\$800	
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Return Pipe, Steam Room And Various Other Areas							
		Steam Traps Faulty, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Other Observation, Extent : Severe, Area Affected : 3%							
		Location : Basement Mechanical Equipment Room							
		Explanation : Condensate And Cooling Tanks Are Undersized, Rusted, Leaking							
Terminal Devices									
	Air Handler	75%	Now	\$8,900	2023	\$88,900	1	\$8,600	
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Connection Of Coils, Various Areas							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Connection Of Coils, Various Areas							
		Malfunctioning, Extent : Severe, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	25%			2021	\$61,300	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2026	\$38,700	1	\$22,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : 3 Units - R11 Being Used - Providing C. W. To Adjacent Sections									
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$5,200	2033	* *	4	\$1,000	
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Various Areas									
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Return Piping									
Malfunctioning, Extent : Severe, Area Affected : 3%									
Location : Chilled Water Pump									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2023	\$84,100	1	\$11,500	
	Fan Coil - Cooling	10%			2023	\$16,900	1	\$700	
Heat Rejection									
	Water Cooling Tower	50%			2027	\$18,600	2	\$10,400	
	Water Cooling Tower	50%	Now	\$1,900	2021	\$18,600	2	\$8,300	
Corroded, Extent : Severe, Area Affected : 20%									
Location : Supporting Structure, Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$2,500	LIFE	* *	2-5	\$11,500	
Faulty Air Intake, Extent : Severe, Area Affected : 5%									
Location : Louvers Are Inoperable, Throughout									
Unbalanced System, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Exhaust Fans									
	Interior	60%			2018	\$4,100	2	\$400	
	Roof	40%			2023	\$2,200	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2033	* *	1		
HW Heat Exchanger									
	Low Temp	100%	0-2	\$6,800	2053	* *	4	\$2,000	
Corroded, Extent : Severe, Area Affected : 10%									
Location : Coil									
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement Mechanical Equipment Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Mechanical Room									
Explanation : Major Domestic Hot Water Provider For The Museum									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING W
Asset # : 2303

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$11,800	2033	* *	4	\$1,600	
			Malfunctioning, Extent : Severe, Area Affected : 50%						
			Location : Basement						
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Basement						
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (1) - Ll, G, 1, 1m, 2, 2m, 3m (1) Freight - G, 1, 1m, 2, 2m, 3m						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$10,800	
	Sprinkler								
	No Component	50%							
	Generic	50%			2049	* *	1-2	\$2,900	
	Fire Pump								
	Generic	100%			2036	* *	1	\$3,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Services The Entire Museum						

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : METROPOLITAN MUSEUM OF ART WING X
Address : 5TH AVE & 82ND STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0001.X00 / 151 **Yr Built/Renovated** : 1912 / 2011
Area Sq Ft : 9,298 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jun-2012 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$36,200	
Interior Architecture		\$44,300
Mechanical		\$90,500
Total	\$36,200	\$134,700
Importance Code A	\$36,200	
Importance Code B		\$134,700
Total	\$36,200	\$134,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,100			\$2,000
Interior Architecture	\$4,800	\$3,100	\$600	\$1,400
Mechanical	\$11,100	\$1,400	\$2,100	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,900	\$8,500	\$6,600	\$8,900
Importance Code A	\$4,100			\$2,000
Importance Code B	\$19,900	\$8,500	\$6,600	\$6,900
Importance Code C				
Total	\$23,900	\$8,500	\$6,600	\$8,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$4,300	
	No Component	75%							
Windows									
	Steel	10%	Now	\$36,200	2048	* *	5	\$4,100	
	Condensation Present, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	No Component	90%							
Parapets									
	Metal Panel	5%			2043	* *	5	\$100	
	Metal Rail	95%			2036	* *	5-10	\$5,100	
Roof									
	IRMA/Protected Membrane	50%			2028	* *	10	\$4,000	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Modified Bitumen	50%			2033	* *	10	\$4,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
Floors									
	Carpet	45%			2022	\$85,500	3	\$9,400	
	Cast in Place Concrete	10%			LIFE	* *	5	\$3,000	
	Vinyl Tile	35%			2023	\$44,300	3	\$1,800	
	Wood	10%			2038	* *	5	\$2,600	
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
	Gypsum Board	60%			LIFE	* *	5	\$2,200	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	25%			LIFE	* *	5	\$500	
Ceilings									
	AcousTile,Adhered	20%			2036	* *	5	\$2,800	
	AcousTileSusp.Lay-In	50%			2028	* *	5	\$7,000	
	Exposed Concrete	20%			LIFE	* *	5	\$400	
	Exposed Struc: Steel	10%			LIFE	* *			
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2033	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement D Tunnel							
		Explanation : Steam Provided By Con Edison							
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$300	2022	\$3,100	4		
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
	Steam Piping/Pump	90%	Now	\$3,900	2033	* *	4	\$400	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	90%	Now	\$1,000	2023	\$48,200	1	\$4,700	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Pneumatic Control System							
	Convactor/Radiator	10%			2028	* *	1	\$300	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2049	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : W Wing Mechanical Room							
		Explanation : Chilled Water Comes From W Wing							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$2,400	2033	* *	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$42,200	1	\$5,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,100	LIFE	* *	2-5	\$5,200	
		Faulty Air Intake, Extent : Severe, Area Affected : 5%							
		Location : Various Areas							
		Unbalanced System, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
Exhaust Fans									
	Interior	90%			2023	\$2,800	2	\$300	
	Roof	10%			2018	\$300	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
METROPOLITAN MUSEUM OF ART WING X
Asset # : 151

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : G, I, M							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$4,900	
	Sprinkler								
	No Component	80%							
	Generic	20%			2049	* *	1-2	\$500	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : MUSEUM OF JEWISH HERITAGE
Address : 36 BATTERY PLACE @BATTERY PARK CITY
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0038.000 / 4436 **Yr Built/Renovated** : 1997 / 2004
Area Sq Ft : 115,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,ph
Block : 16 **Lot** : 10 **BIN** : 1084594

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$360,600	\$326,400
Interior Architecture		\$170,000
Electrical	\$52,700	
Mechanical		\$61,700
Total	\$413,300	\$558,000
Importance Code A	\$360,600	\$388,000
Importance Code B	\$52,700	\$170,000
Total	\$413,300	\$558,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,400		\$600	
Interior Architecture	\$10,800	\$1,100	\$54,300	\$2,200
Electrical	\$18,500	\$16,500	\$14,500	\$15,100
Mechanical	\$41,600	\$16,700	\$63,800	\$18,600
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$107,700	\$60,900	\$159,700	\$62,200
Importance Code A	\$17,800		\$8,300	
Importance Code B	\$89,900	\$59,700	\$151,400	\$62,200
Importance Code C		\$1,100		
Total	\$107,700	\$60,900	\$159,700	\$62,200



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal/Glass Curt Wall	10%			LIFE	**	5	\$35,200		
Metal Panel	5%			2051	**	5-10	\$64,500		
Granite Panels	25%			LIFE	**	5	\$35,200		
Granite Panels	50%			LIFE	**	5	\$70,300		
Window Wall	10%			2051	**	5	\$70,300		
Windows									
Aluminum	100%			2047	**	5	\$1,100		
Parapets									
Cast in Place Concrete	40%			LIFE	**	5	\$27,100		
Concrete Masonry Unit	10%			LIFE	**	5	\$700		
Metal/Glass Panel	2%			2051	**				
Metal Panel	5%			2045	**	5	\$1,300		
Granite Panels	43%			LIFE	**	5	\$3,100		
Roof									
IRMA/Protected Membrane	85%	Now	\$149,500	2030	**				
	Broken Paver Blocks, Extent : Severe, Area Affected : 10%								
	Location : Outer Main Roof								
	Ponding, Extent : Severe, Area Affected : 25%								
	Location : 1997 Wing								
	Vegetation Growth, Extent : Moderate, Area Affected : 5%								
	Location : Third Floor								
Metal Panel	5%			2038	**	10	\$10,400		
Sloped Glazing	10%	Now	\$129,100	LIFE	**	5	\$150,600		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Cupola Of 1997 Wing								
Interior									
Floors									
Carpet	50%			2026	\$1,072,800	3	\$129,100		
Cast in Place Concrete	5%			LIFE	**	5	\$18,800		
Ceramic Tile	10%			2038	**	5	\$17,200		
Panel/Paver: Cer/Brk	10%			2047	**	5	\$38,700		
Granite Panels	5%			LIFE	**	5	\$6,500		
Marble Panels	3%			LIFE	**	5	\$3,900		
Vinyl Tile	10%			2033	**	3	\$8,600		
Wood	7%			2060	**	5	\$22,600		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$3,700		
Fabric on Framing	5%			2029	**	5	\$2,300		
Glass Block	5%			LIFE	**				
Glass: Single Pane	10%			LIFE	**	5	\$6,900		
Gypsum Board	60%			LIFE	**	5	\$32,900		
Granite Panels	5%			LIFE	**				
Wood	5%			LIFE	**	5	\$18,300		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	55%			2042	* *	5	\$94,700	
	Exposed Concrete	20%			LIFE	* *	5	\$5,400	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$21,500	
	Wood	5%			LIFE	* *	5	\$75,300	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	65%			2045	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : Main Service Switch Rated @ 5000 Amperes								
	Fused Disc Sw	30%			2035	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Old Wing Electrical Room								
	Explanation : Main Service Switch Rated @ 1200 Amperes								
	Photovoltaic Panel(s)	5%			2038	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : 3- 100 Amperes Fused Disconnect Switches For The New Photovoltaic System								
Transformers									
	Dry Type	35%			2038	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : New Wing Electrical Room								
	Explanation : 1-34 Kva, 230/2018/120v								
	Dry Type	65%			2042	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : 2- 34 Kva, For Photovoltaic System								
Switchgear / Switchboard									
	Fused Disc Sw	30%			2035	* *	5	\$100	
	Fused Disc Sw	70%			2045	* *	5	\$300	
Raceway									
	Conduit	30%			2045	* *	1		
	Conduit	70%			2045	* *	1		
Panelboards									
	Molded Case Bkrs	30%			2033	* *	5	\$900	
	Molded Case Bkrs	70%			2041	* *	5	\$2,100	
Wiring									
	Thermoplastic	30%			2035	* *	1		
	Thermoplastic	70%			2045	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5	\$800	
Ground								
Grounding Devices								
Metal Water Pipe	100%			2038	* *	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Connection Located On Combined Domestic/fire Pump Water Supply Line</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$35,400	
Generators								
Diesel	100%			2034	* *	1	\$44,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 610 Kw Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$4,300	
Fuel Storage								
Main Tank	100%			2053	* *	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 50 Gallons Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2030	* *	10	\$10,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	40%			2030	* *	10	\$42,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2030	* *	10	\$400	
Incandescent	40%			2030	* *	2	\$1,000	
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Lightning Protection								
Arresters/Cabling								
No Component	70%							
Generic	30%			2040	* *	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Wing</i>								
<i>Explanation : Lightning Rods In The Old Wing Only</i>								
Alarm								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

60%

Generic

40%

2030

* *

1

\$17,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Galleries**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2030

* *

1-3

\$36,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Galleries**Explanation : Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity

100%

2045

* *

1

Conversion Equipment

Heat Pump

90%

2026

\$61,700

2

\$32,000

Radiant Heater

10%

2030

* *

2

\$5,300

Terminal Devices

Air Handler

100%

2030

* *

1

\$71,100

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Heat Pump

100%

Now

\$200

2026

\$4,100

2

\$5,600

*Malfunctioning, Extent : Severe, Area Affected : 8%**Location : #6 Unit, Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 19 Roof Top Units*

Terminal Devices

Direct Expansion

100%

2030

* *

1

Heat Rejection

Air Condenser Unit

100%

2030

* *

2

\$80,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$64,100

Exhaust Fans

Roof

100%

2030

* *

2

\$3,500

Plumbing*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF JEWISH HERITAGE
Asset # : 4436

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2045	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : House Duplex Pump Package					
	Water Heater Electric	100%			2023	\$17,400	4	\$1,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Point Of Use Heaters					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s) Electric	100%			2030	* *	4	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Duplex Pkg					
	Backflow Preventer Generic	100%			2030	* *	1	\$7,000	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	60%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (2) 1-4 (1) B-5 Freight					
				Explanation : 2 Passenger, 1 Freight					
	Hydraulic	40%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-3					
				Explanation : 2 Passenger Elevators					
	Escalators Under 20' Rise	100%			LIFE	* *			
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Floors 1-2, 2-3 At Original Wing					
				Explanation : 2 Units					
Fire Suppression									
	Standpipe Generic	100%			2045	* *	1-5	\$60,100	
	Sprinkler Generic	100%			2045	* *	1-2	\$32,200	
	Fire Pump Generic	100%			2034	* *	1	\$21,500	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : MUSEUM OF THE CITY OF NEW YORK
Address : 1220 FIFTH AVE. @ E. 104 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0013.000 / 2376 **Yr Built/Renovated** : 1929 / 2012
Area Sq Ft : 153,637 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-Jan-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1609 **Lot** : 1 **BIN** : 1074157

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,057,200	\$171,900
Interior Architecture	\$801,500	\$8,073,700
Electrical	\$349,100	\$279,100
Mechanical	\$84,400	\$835,300
Total	\$2,292,100	\$9,360,100
Importance Code A	\$1,057,200	\$171,900
Importance Code B	\$1,235,000	\$2,276,900
Importance Code C		\$6,911,300
Total	\$2,292,100	\$9,360,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$25,400		
Interior Architecture	\$99,900	\$17,200	\$15,400	\$17,200
Electrical	\$20,100	\$53,800	\$22,900	\$26,600
Mechanical	\$119,900	\$84,200	\$110,800	\$53,200
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$254,600	\$195,500	\$163,900	\$111,800
Importance Code A	\$15,200	\$40,700	\$15,500	\$15,200
Importance Code B	\$239,400	\$154,800	\$133,000	\$96,600
Importance Code C			\$15,400	
Total	\$254,600	\$195,500	\$163,900	\$111,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$429,000	LIFE	* *	5	\$66,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Masonry: Limestone	10%	Now	\$282,400	LIFE	* *	5	\$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Masonry: Marble	18%			LIFE	* *	5	\$16,300	
Metal Sect. OHD	2%			2037	* *	5	\$7,600	
Marble Panels	5%			LIFE	* *	5	\$4,500	
Window Wall	10%	0-2	\$62,200	2044	* *	5	\$22,700	
Caulking Deteriorated, Extent : Light, Area Affected : 15%								
Location : Courtyard								
Windows								
Steel	5%	Now	\$68,200	2049	* *	5	\$7,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
Location : North Facade								
Steel	25%			2046	* *	5	\$76,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Wing, 2012								
Wood	15%	Now	\$110,000	2049	* *	5	\$18,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : North Wing								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Wing								
Wood	55%			2046	* *	5	\$134,400	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : South Wing, 2012								
Parapets								
Glazed Ceramic Panel	5%			2044	* *	5-10	\$4,800	
Masonry: Brick	75%			LIFE	* *	5	\$6,700	
Masonry: Marble	18%			LIFE	* *	5	\$2,000	
Metal Rail	2%			2037	* *	5-10	\$3,200	
Roof								
IRMA/Protected Membrane	10%			2029	* *	10	\$8,300	
Metal Panel	5%			2037	* *	10	\$7,600	
Panel/Paver: Cer/Brk	5%			2044	* *	10	\$5,500	
Single Ply Membrane	20%			2029	* *	10	\$16,600	
Skylight, Metal/Glass	5%			2034	* *	10	\$13,800	
Slate	55%			LIFE	* *			

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%	4+	\$94,100	2025	\$470,700	3	\$51,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : 5th Floor South Wing, 2012							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium In North Wing							
	Cast in Place Concrete	15%			LIFE	**	5	\$75,500	
	Ceramic Tile	5%			2033	**	5	\$11,500	
	Marble Panels	15%	Now	\$801,500	LIFE	**	5	\$25,900	
		Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : North Wing							
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Sheet Vinyl/Rubber	10%			2024	\$729,500	5	\$34,500	
	Wood	40%			2052	**	5	\$172,500	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
Interior Walls									
	Fabric on Framing	15%			2025	\$6,694,100	5	\$30,700	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Gypsum Board	30%			LIFE	**	5	\$73,800	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	50%			LIFE	**	5	\$61,500	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Wood	5%			LIFE	**	5	\$82,000	
Ceilings									
	AcousTileSusp.Lay-In	15%			2037	**	5	\$34,200	
	Exposed Concrete	5%			LIFE	**	5	\$1,800	
	Gypsum Board	50%			LIFE	**	5	\$142,300	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : South Wing, 2012							
	Plaster	30%			LIFE	**	5	\$42,700	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	35%			2050	* *	5	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Fused Disc Sw	35%			2050	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3000 Amps Main Disconnect Switch							
	Fused Disc Sw	30%			2050	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amps Main Disconnect Switch For Emergency							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2050	* *	5	\$4,000	
Raceway									
	Conduit	30%			2050	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Conduit	70%			2024	\$62,100	1		
Panelboards									
	Fused Disc Sw	10%			2023	\$7,200	5	\$400	
	Fused Disc Sw	5%			2046	* *	5	\$200	
	Molded Case Bkrs	30%			2046	* *	5	\$1,200	
	Molded Case Bkrs	55%			2023	\$39,500	5	\$2,200	
Wiring									
	Braided Cloth	50%	2-4	\$43,600	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2050	* *	1		
Motor Controllers									
	Locally Mounted	70%			2022	\$92,900	5	\$700	
	Locally Mounted	30%			2029	* *	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	* *	1	\$47,300	
Generators									
	Diesel	100%			2037	* *	1	\$59,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gallery Roof							
		Explanation : One 380 Kw							

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MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Batteries									
	Lead/Acid	100%			2019	\$1,600	5	\$5,700	
Fuel Storage									
	Day Tank	50%			2046	* *	5	\$14,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Gallery Roof									
Explanation : One 50 Gallons									
	Main Tank	50%			2027	\$9,900	5	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sub-basement									
Explanation : One 8000 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	20%			2019	\$106,300	10	\$28,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-12 Lamps									
	Fluorescent	55%			2032	* *	10	\$77,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 Lamps									
	Fluorescent	5%			2032	* *	10	\$7,000	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Incandescent	10%			2032	* *	2	\$300	
	Incandescent	10%			2019	\$199,100	2	\$300	
Egress Lighting									
	Emergency, Service	35%			2032	* *	1		
	Emergency, Battery	15%			2024	\$33,200	10	\$5,600	
	Exit, LED	20%			2059	* *	1		
	Exit, Service	30%			2024	\$13,300	1		
Exterior Lighting									
	HID	100%			2032	* *	10	\$500	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2039	* *	5	\$4,500	
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2032	* *	1	\$28,700	
Fire/Smoke Detection									
	No Component	40%							
	Generic	60%			2032	* *	1-3	\$56,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2050	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Vault Explanation : (1) 8,000 Gallon Tank							
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$152,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Boiler Room Explanation : 2 Dual Fuel Steam Boilers							
	Distribution								
	Steam Piping/Pump	25%	0-2	\$28,700	2024	\$286,700	4	\$1,900	
		Corroded, Extent : Severe, Area Affected : 20% Location : All Floors Except Sub-basement Malfunctioning, Extent : Moderate, Area Affected : 50% Location : Radiator Valves, Throughout							
	Steam Piping/Pump	75%			2050	**	4	\$8,500	
		Other Observation, Extent : Light, Area Affected : 75% Location : Boiler Room And Sub-basement Explanation : New Piping							
	Terminal Devices								
	Air Handler	75%			2032	**	1	\$71,300	
	Convactor/Radiator	25%			2022	\$387,800	1	\$12,400	
		On Extended Life, Extent : Moderate, Area Affected : 25% Location : Throughout North Side Of The Building, Steam Radiators Are Beyond Their Useful Life Cycle Limit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	75%			2037	**	1	\$124,700	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Sub-basement, Malfunctioning Operation Governor On 2 Of 2 Chillers Other Observation, Extent : Light, Area Affected : 75% Location : Sub-basement Air Conditioning Equipment Room Explanation : 2 Newly Installed Units With Refrigerant 410, Operating Continuously To Preserve Exhibits. Equip. Still Under Warranty							
	Window/Wall Unit	25%			2019	\$84,400	1		
	Distribution								
	Chilled Wtr Pipe/Pump	75%			2050	**	4	\$8,500	
	No Component	25%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Construction Work Still In Progress							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	75%			2032	* *	1	\$71,300	
	No Component	25%							
Heat Rejection									
	Water Cooling Tower	100%			2028	* *	2	\$154,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Equipment Runs Continuously To Preserve Exhibits								
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$17,100	
	No Component	80%							
Exhaust Fans									
	Interior	75%			2032	* *	2	\$3,500	
	Roof	25%			2019	\$32,600	2	\$1,200	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : The Roof Top Exhaust Fans Are Beyond Their Useful Life Cycle Limit								
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2050	* *	1		
	Galv Iron/Steel	25%			2022	\$122,600	1		
	On Extended Life, Extent : Moderate, Area Affected : 25%								
	Location : Throughout The North Side Of The Building								
Water Heater									
	Gas Fired	100%			2022	\$38,200	2	\$2,200	
Sanitary Piping									
	Cast Iron	75%			LIFE	* *	1		
	Cast Iron	25%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 25%								
	Location : Throughout The North Side Of The Building								
Storm Drain Piping									
	Cast Iron	50%			LIFE	* *	1		
	On Extended Life, Extent : Moderate, Area Affected : 25%								
	Location : The North Side Risers								
	Cast Iron	50%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2029	* *	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2029	* *	4	\$1,600	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$9,400	
Fixtures									
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
MUSEUM OF THE CITY OF NEW YORK
Asset # : 2376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (1) G-5 (2) Sub-basement - 5									
Explanation : 2 Of 3 Units Under Going Renovation									
Fire Suppression									
Standpipe									
	Generic	100%			2050		* *	1-5	\$77,500
Sprinkler									
	No Component	25%							
	Generic	75%			2050		* *	1-2	\$32,300
Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Fire Pump									
	No Component	25%							
	Generic	75%			2037		* *	1	\$21,500

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.240 / 13921 **Yr Built/Renovated** : 2003 / 2013
Area Sq Ft : 6,112 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,500	\$400		\$1,100
Interior Architecture	\$400	\$300		
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$100	\$300	\$400	\$300
Total	\$5,300	\$1,100	\$500	\$1,500
Importance Code A	\$4,600	\$700	\$100	\$1,300
Importance Code B	\$600	\$500	\$400	\$200
Importance Code C				
Total	\$5,300	\$1,100	\$500	\$1,500



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Fieldstone	22%			LIFE	**	5	\$700		
Metal Panel	8%			2046	**	5-10	\$2,400		
Pre-Cast Concrete	5%			LIFE	**	5	\$700		
Stucco Cement	8%			2039	**	5	\$900		
Window Wall	25%			2052	**	5	\$4,100		
Wood	7%			2043	**	5	\$1,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Southern Side Of Building									
Explanation : Wood Overhang On Southern Facade									
No Component	25%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : Main Entrance Canopy									
Explanation : No Walls In Covered Outdoor Portion Of Visitors Center									
Roof									
Metal Panel	80%	Now	\$1,900	2039	**				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Exterior And Interior Skylights									
Single Ply Membrane	10%			2031	**	10	\$400		
Skylight, Plastic	10%	Now	\$1,900	2039	**	1			
Water Penetration, Extent : Light, Area Affected : 50%									
Location : Interior And Exterior Skylights									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Covered Entrance									
Explanation : Canopy Skylights									
Interior									
Floors									
Carpet	2%			2025	\$1,300	3	\$200		
Cast in Place Concrete	5%			LIFE	**	5	\$600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside Berm									
Explanation : Mechanical Spaces									
Panel/Paver: Bluestone	55%			LIFE	**	5	\$2,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Outdoor Entrance Canopy, Cafeteria Floor									
Explanation : Plaza Floor									
Vinyl Tile	38%			2031	**	3	\$700		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Gypsum Board	50%			LIFE	**	5	\$900		
Masonry: Fieldstone	5%			LIFE	**				
Metal Panel	5%			LIFE	**				
No Component	35%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : Main Outdoor Canopy									
Explanation : This Is Outdoor Portion Of Building									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2043	* *	5	\$800	
Exposed Concrete	10%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Main Outdoor Entrance							
	Explanation : Stucco Ceiling							
Exposed Struc: Wood	70%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 45%							
	Location : Main Entrance							
	Explanation : Includes Covered Outdoor Area							
No Component	5%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Covered Outdoor Portion							
	Explanation : Skylight - Counted As Roof Area							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2500 Amps								
Transformers								
Dry Type	100%			2043	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 4160/480/240 Rated At 575 Kva								
Feeders								
Busway	100%			2043	* *	1		
Raceway								
Conduit	100%			2052	* *	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1500 Amps								
Transformers								
Dry Type	100%			2043	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Rear Yard								
Explanation : 500 Kva								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2043	* *	5		
	Motor Control Center	80%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	* *	10	\$2,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Incandescent	30%			2034	* *	2		
	Egress Lighting								
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	100%			2031	* *	10		
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2034	* *	1-3	\$700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	40%			2052	* *	1		
	Natural Gas	60%			2052	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CAFE & VISITOR CENTER
Asset # : 13921

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2031	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Gas Fired Hot Water Boiler Is Used For Ice Melting System Not Heating							
	Radiant Heater	40%			2031	* *	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Areas							
		Explanation : Electric Heaters In Ducts Used To Supplement Gas Furnace							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	60%			2031	* *	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 1 Unit							
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,900	
	Exhaust Fans								
	Roof	100%			2031	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Electric	100%			2024	\$500	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$200	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN CONSERVATORY
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.050 / 1577 **Yr Built/Renovated** : 1901 / 1997
Area Sq Ft : 57,811 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** : 2109455

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$8,909,000	\$1,942,900
Interior Architecture		\$173,400
Electrical		\$233,400
Mechanical	\$50,000	\$1,336,800
Total	\$8,959,000	\$3,686,500
Importance Code A	\$8,909,000	\$2,243,800
Importance Code B	\$50,000	\$1,442,700
Total	\$8,959,000	\$3,686,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,100	\$30,500		
Interior Architecture	\$28,600			
Electrical	\$4,900	\$13,800	\$4,800	\$5,700
Mechanical	\$12,300	\$9,500	\$10,100	\$36,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,800	\$57,800	\$18,800	\$45,600
Importance Code A	\$49,900	\$36,300	\$5,700	\$5,800
Importance Code B	\$42,100	\$21,500	\$13,100	\$39,700
Importance Code C	\$1,900			
Total	\$93,800	\$57,800	\$18,800	\$45,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	10%	Now	\$80,700	LIFE		* *		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Primary Entrance Vestibules							
Masonry: Brick	5%	Now	\$14,700	LIFE		* *	5	\$2,300
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Restroom Wing							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Restroom Wing							
Masonry: Limestone	25%	2-4	\$26,600	LIFE		* *	5	\$8,500
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Various Locations							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Window Wall	55%	Now	\$112,700	2046		* *	5	\$47,000
	Corrosion/Rusting, Extent : Light, Area Affected : 15%							
	Location : Interior Face Of Window Walls							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Vertical Window Wall							
	Explanation : Framing Made Of Cast Iron							
Wood	5%	Now	\$48,700	2031		* *	5	\$5,700
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
	Location : Secondary Entry Vestibules							
	Dry Rot/Decay, Extent : Severe, Area Affected : 30%							
	Location : Secondary Entry Vestibules							
Windows								
Steel	10%			2034		* *	5	\$61,000
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Upper							
	Explanation : Cast Iron - Operable Portion Of Windows							
No Component	90%							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	5%	Now	\$39,700	2036	**				
	Blisters, Extent : Severe, Area Affected : 10%								
	Location : Over Restrooms								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Over Boiler Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Over Restroom								
Roll Roofing	8%	Now	\$2,900	2022	\$57,300	5	\$10,800		
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Tunnel Connector								
Skylight, Metal/Glass	2%			2036	**	10	\$10,800		
Sloped Glazing	85%	Now	\$8,627,300	LIFE	**	5	\$1,838,700		
	Condensation Present, Extent : Moderate, Area Affected : 25%								
	Location : Green Mildew Visible At Glazing Joints - Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Interior Cast Iron Face Of Framing								
	Glazing Clouded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location : Corroded Gutters In Various Locations								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Lower Portion Of Slope								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Conservatory Roof								
	Explanation : Framing Is Cast Iron On Interior Face And Aluminum On Exterior Face								
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	**	5	\$84,500		
Ceramic Tile	5%	2-4	\$26,700	2022	\$88,900	5	\$2,100		
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Bathrooms								
Panel/Paver: Cer/Brk	15%			2042	**	5	\$29,000		
Panel/Paver: Bluestone	30%			LIFE	**	5	\$19,300		
Terrazzo	5%			LIFE	**	5	\$3,400		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%	2-4	\$1,900	2041	**	5			
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Bathrooms Throughout								
Concrete Masonry Unit	25%			LIFE	**	5	\$100		
Masonry: Brick	30%			LIFE	**				
Masonry: Fieldstone	5%			LIFE	**				
Metal Panel	5%			LIFE	**				
Plaster	5%			LIFE	**	5			
No Component	20%								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

Ceilings

Exposed Concrete	15%			LIFE		**	5	\$2,000	
Metal Panel	5%			LIFE		**	5	\$5,400	
Plaster	5%			LIFE		**	5	\$2,700	
No Component	75%								

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2046		**	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Rear Yard</i>									
<i>Explanation : 4160/208v/108v</i>									

Transformers

Dry Type	100%			2039		**	3	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Rear Yard</i>									
<i>Explanation : One 750 Kva</i>									

Feeders

Cable	100%			2042		**	1		
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Raceway

Conduit	100%			2046		**	1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056		**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1200 Amps Service</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2046		**	5	\$1,500	
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Raceway

Conduit	50%			2036		**	1		
Conduit	50%			2046		**	1		

Panelboards

Molded Case Bkrs	50%			2034		**	5	\$800	
Molded Case Bkrs	50%			2042		**	5	\$800	

Wiring

Thermoplastic	50%			2046		**	1		
Thermoplastic	50%			2036		**	1		

Motor Controllers

Locally Mounted	60%			2039		**	5	\$200	
Motor Control Center	40%			2039		**	5	\$600	

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Water Main					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$17,800	
	Generators								
	Diesel	100%			2035	* *	1	\$22,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Outside					
				Explanation : One 156 Kva Caterpillar Genset					
	Batteries								
	Lead/Acid	100%			2019	\$1,600	5	\$2,100	
	Fuel Storage								
	Day Tank	100%			2034	* *	5	\$10,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : 250 Gal. Tank					
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	* *	10	\$26,500	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : Using T-8 Lamps					
	Incandescent	50%			2034	* *	2	\$600	
	Egress Lighting								
	Exit, Service	70%			2034	* *	1		
	Exit, Battery	30%			2026	\$17,100	10	\$1,200	
	Exterior Lighting								
	HID	100%			2026	\$233,400	10	\$200	
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2034	* *	1-3	\$7,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2036	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY
Asset # : 1577

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2024	\$300,800	1	\$57,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 2 Units						
	Distribution								
	Steam Piping/Pump	100%			2026	\$431,500	4	\$4,300	
			On Extended Life, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
	Terminal Devices								
	Air Handler	15%			2021	\$50,000	1	\$5,400	
	Convactor/Radiator	85%			2024	\$496,200	1	\$15,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2021	\$14,300	2	\$200	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$3,200	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2034	* *	2	\$200	
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : In Basement						
			Explanation : 1 New Unit						
	Roof	5%			2021	\$2,500	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2021	\$9,600	4	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2026	\$6,000	1	\$3,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset # : 1577

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Service From B-1									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	85%							
	Generic	15%			2026	\$108,200	1-2	\$2,400	
Fire Pump									
	Generic	100%	0-2	\$2,300	2029	* *	1	\$9,700	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Boost Pump									

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.080 / 2372 **Yr Built/Renovated** : 1955 / 1997
Area Sq Ft : 21,568 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,105,500	\$271,000
Interior Architecture	\$143,900	\$266,300
Electrical	\$110,900	\$172,800
Mechanical	\$86,700	\$208,500
Total	\$1,447,000	\$918,600
Importance Code A	\$1,105,500	\$395,200
Importance Code B	\$341,500	\$523,400
Total	\$1,447,000	\$918,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,100	\$6,300		
Interior Architecture		\$700	\$2,200	\$1,100
Electrical	\$13,100	\$800	\$500	\$13,500
Mechanical	\$58,700	\$30,100	\$7,700	\$17,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,900	\$41,900	\$14,300	\$35,800
Importance Code A	\$6,800	\$6,300	\$2,700	
Importance Code B	\$73,100	\$34,900	\$11,600	\$35,700
Importance Code C		\$700		
Total	\$79,900	\$41,900	\$14,300	\$35,800



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$204,000	LIFE	* *	5	\$17,300	1
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Loose Units, Extent : Severe, Area Affected : 10%							
	Location : Penthouse							
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Lintels And Spandrels							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Penthouse							
Masonry: Granite	10%			LIFE	* *	5	\$2,200	
Stucco Cement	10%	Now	\$4,100	2031	* *	5	\$3,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Overhang							
Window Wall	20%	Now	\$54,200	2026	\$271,000	5	\$10,800	
	Air Infiltration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Various Labs And Offices							
Windows								
Aluminum	95%	Now	\$781,900	2051	* *	5	\$9,600	
	Unit Inoperable, Extent : Severe, Area Affected : 40%							
	Location : First Floor Labs, Various Others							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	5%			2029	* *	10	\$6,300	
Parapets								
Metal Rail	15%			2031	* *	5-10		
No Component	85%							
Roof								
Single Ply Membrane	100%	2-4	\$65,300	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY
Asset # : 2372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	* *	5	\$18,900	
	Ceramic Tile	15%			2022	\$122,700	5	\$6,500	
	Terrazzo	5%			LIFE	* *	5	\$1,700	
	Vinyl Tile	40%			2026	\$143,600	3	\$6,500	
	Vinyl Tile	10%	Now	\$35,900	2036	* *	3	\$1,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%									
Location : Corridors									
	Vinyl Tile 9" X 9"	10%	Now	\$46,500	2036	* *	3	\$1,600	
Adhesion Failure, Extent : Severe, Area Affected : 50%									
Location : Basement									
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Basement									
Interior Walls									
	Ceramic Tile	5%			2029	* *	5	\$1,500	
	Concrete Masonry Unit	35%			LIFE	* *	5	\$4,100	
	Gypsum Board	15%			LIFE	* *	5	\$2,700	
	Plaster	45%			LIFE	* *	5	\$4,000	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Bulkheads, Various Labs And Classrooms, At Window Openings									
Ceilings									
	AcousTileSusp.Lay-In	90%	Now	\$61,500	2031	* *	5	\$19,500	
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : Labs And Hallways									
	Exposed Concrete	10%			LIFE	* *	5	\$700	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$4,700	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Service							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	* *	5	\$100	
	Raceway								
	Conduit	90%			2036	* *	1		
	Conduit	10%			2046	* *	1		
	Panelboards								
	Fused Knife Sw	5%	2-4	\$3,700	2051	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	90%			2034	* *	5	\$500	
	Molded Case Bkrs	5%			2042	* *	5		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$45,500	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2036	* *	1		
	Thermoplastic	10%			2046	* *	1		
Motor Controllers									
	Locally Mounted	70%			2024	\$31,000	5	\$100	
	Locally Mounted	20%	2-4	\$8,900	2046	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Motor Control Center	10%			2031	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$62,200	10	\$26,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Using T-8 Lamps									
	Egress Lighting								
	Exit, Service	50%			2026	\$3,800	1		
	Exit, Battery	50%			2026	\$13,000	10	\$1,000	
	Exterior Lighting								
	HID	100%			2026	\$79,500	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2021	\$12,700	1	\$1,600	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2021	\$65,400	1-3	\$4,100	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Temporary Electric Heat, Building Is Mostly Abandoned									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2026	\$124,200	2	\$13,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 25 Units							
Distribution									
	Steam Piping/Pump	100%	Now	\$24,100	2036	* *	4	\$1,400	
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : Throughout Piping. Low Pressure Steam From Museum Boilers							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Various Areas							
Terminal Devices									
	Air Handler	25%	Now	\$38,000	2036	* *	1	\$4,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 25%							
		Location : 1 Unit Remains In Basement							
	Convactor/Radiator	75%			2031	* *	1	\$7,000	
		Not in Service, Extent : Severe, Area Affected : 75%							
		Location : Various Areas, Due To Steam Pipe Issue							
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2019	\$29,000	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$48,700	LIFE	* *	2-5	\$16,100	
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout, This Equipment Has Not Been Used For Many Years							
Exhaust Fans									
	Interior	100%	Now	\$31,200	2036	* *	2	\$700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2026	\$84,300	1		
	Water Heater								
	Electric	100%			2021	\$4,400	4	\$200	
	HW Heat Exchanger								
	High Temp	100%			2036	* *	4	\$2,900	
		Not in Service, Extent : Light, Area Affected : 100%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset # : 2372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2021	\$10,800	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.220 / 2374 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 5,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$100	\$2,600		
Interior Architecture	\$600			
Electrical	\$800	\$800	\$700	\$3,000
Mechanical	\$1,300	\$500	\$600	\$500
Total	\$2,800	\$3,800	\$1,400	\$3,400
Importance Code A	\$300	\$2,800	\$300	\$300
Importance Code B	\$2,400	\$1,000	\$1,100	\$3,200
Importance Code C	\$100			
Total	\$2,800	\$3,800	\$1,400	\$3,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	* *	5	\$12,900	
			Spalling, Extent : Light, Area Affected : 15%						
			Location : Throughout						
	Windows								
	Aluminum	100%			2048	* *	5	\$100	
	Roof								
	Asphalt Shingle	100%			2039	* *	10	\$2,600	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : Throughout						
Interior									
	Floors								
	Cast in Place Concrete	90%			LIFE	* *	5	\$15,300	
			Horizontal Cracks, Extent : Light, Area Affected : 15%						
			Location : Throughout						
	Quarry Tile	10%			2043	* *	5	\$1,200	
	Interior Walls								
	Cast in Place Concrete	10%			LIFE	* *			
	Ceramic Tile	5%			2039	* *	5		
	Concrete Masonry Unit	2%			LIFE	* *	5		
	Gypsum Board	50%			LIFE	* *	5		
	Masonry: Brick	8%	Now	\$100	LIFE	* *			
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
	Masonry: Fieldstone	25%			LIFE	* *			
			Other Observation, Extent : Moderate, Area Affected : 10%						
			Location : Tank Room						
			Explanation : Recent Repair Evident injection Grout						
	Ceilings								
	Exposed Struc: Steel	50%			LIFE	* *			
	Gypsum Board	50%			LIFE	* *	5	\$200	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Liquid Filled	100%			2043	* *	3		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 4160 Pri - 480/277 Sec									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	50%			2052	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amp Main Disconnect Switch For H O C							
	Molded Case Bkrs	50%			2052	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amp Main Disconnect Switch For Snuff Mill							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2052	* *	5	\$100	
Raceway									
	Conduit	100%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$100	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	* *	1	\$1,700	
Generators									
	Diesel	100%			2039	* *	1	\$2,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 331 Kva							
Batteries									
	Nickel Cadmium	100%			2021	\$1,500	5	\$1,200	
Fuel Storage									
	Main Tank	100%			2061	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 250 Gallons							
Lighting									

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Asset # : 2374

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	80%			2034	* *	10	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2034	* *	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2034	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2061	* *	5	\$200	
Alarm								
Security System								
No Component	30%							
Generic	70%			2034	* *	1	\$1,400	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	* *	1-3	\$2,300	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	\$300	
Terminal Devices								
Convactor/Radiator	80%			2043	* *	1	\$1,300	
Fan Coil Unit/Heat	20%			2034	* *	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Window/Wall Unit	80%			2025	\$8,300	1		
No Component	20%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG
Asset # : 2374

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$300	
	No Component	90%							
Exhaust Fans									
	Roof	10%			2034	* *	2		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$1,200	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2034	* *	4	\$2,500	
Backflow Preventer									
	Generic	100%			2034	* *	1	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of Building									
Explanation : Outside Hot Box									
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN LIBRARY BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.040 / 2369 **Yr Built/Renovated** : 1900 / 2007
Area Sq Ft : 93,700 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$218,800
Interior Architecture	\$153,500	\$273,100
Electrical		\$119,600
Mechanical	\$108,600	\$343,600
Total	\$262,200	\$955,100
Importance Code A		\$412,000
Importance Code B	\$262,200	\$543,100
Total	\$262,200	\$955,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$12,000	\$26,300		\$27,100
Interior Architecture	\$16,300	\$7,900	\$2,600	\$2,600
Electrical	\$1,300	\$2,800	\$1,700	\$2,800
Mechanical	\$13,100	\$25,900	\$20,800	\$35,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$48,700	\$68,800	\$31,000	\$73,900
Importance Code A	\$18,400	\$32,600	\$6,300	\$33,700
Importance Code B	\$14,000	\$36,300	\$24,700	\$40,200
Importance Code C	\$16,300			
Total	\$48,700	\$68,800	\$31,000	\$73,900



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$104,800	
	Copper/Terne	5%			2061	**	10	\$15,700	
	Masonry: Brick	85%			LIFE	**	5	\$114,000	
Windows									
	Aluminum	100%			2034	**	5	\$52,500	
Parapets									
	Copper/Terne	70%			2061	**	5		
	Masonry: Brick	30%			LIFE	**	5		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Exterior Face In Various Areas									
Roof									
	Copper/Terne	25%			2054	**	10	\$28,400	
	Copper/Terne	10%			2041	**	10	\$11,300	
	IRMA/Protected Membrane	55%	Now	\$10,600	2031	**			
Insul Miss/Displaced, Extent : Light, Area Affected : 10%									
Location : Various Areas									
	Modified Bitumen	5%	Now	\$1,400	2031	**			
Blisters, Extent : Light, Area Affected : 10%									
Location : South Side Roof									
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Near Roof Hatch									
	Skylight, Metal/Glass	5%			2046	**	10	\$7,600	
Interior									
Floors									
	Carpet	5%			2025	\$72,100	3	\$7,900	
	Cast in Place Concrete	15%			LIFE	**	5	\$34,700	
	Ceramic Tile	5%			2035	**	5	\$5,300	
	Glass Block	1%			2054	**	1		
	Terrazzo	54%			LIFE	**	5	\$44,600	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Various Areas									
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Sixth Floor									
	Vinyl Tile	20%	Now	\$57,600	2026	\$192,200	3	\$7,900	
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : First Floor									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : First Floor, Various Other Areas									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,900	
Gypsum Board	20%			LIFE	* *	5	\$5,700	
Gypsum Board	20%			LIFE	* *	5	\$5,700	
Masonry: Brick	3%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Dome								
Explanation : Inside Dome								
Metal Panel	2%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Side								
Explanation : Annex Area								
Plaster	40%	Now	\$16,300	LIFE	* *	5	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Various Areas Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Various Areas Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$10,600	
AcousTileSusp.Lay-In	20%	0-2	\$36,600	2031	* *	5	\$10,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : 1970s Wing								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$13,200	
Plaster	15%			LIFE	* *	5	\$9,900	
Plaster	40%	Now	\$59,300	LIFE	* *	5	\$26,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2036	**	3	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4160-208/120v Service									
Transformers									
Dry Type		100%			2039	**	3	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 750 Kva									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Feeders								
	Cable	100%			2042	**	1		
	Raceway								
	Conduit	100%			2046	**	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2036	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Service							
	Fused Disc Sw	50%			2046	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2500 Amps Service							
	Transformers								
	Dry Type	100%			2039	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kva And One 225 Kva							
	Switchgear / Switchboard								
	Fused Disc Sw	40%			2036	**	5	\$200	
	Molded Case Bkrs	60%			2046	**	5	\$1,500	
	Raceway								
	Conduit	50%			2036	**	1		
	Conduit	50%			2046	**	1		
	Panelboards								
	Molded Case Bkrs	50%			2025	\$20,000	5	\$1,200	
	Molded Case Bkrs	20%			2042	**	5	\$500	
	Molded Case Bkrs	30%			2034	**	5	\$700	
	Wiring								
	Thermoplastic	60%			2046	**	1		
	Thermoplastic	40%			2026	\$34,900	1		
	Motor Controllers								
	Locally Mounted	50%			2031	**	5	\$300	
	Motor Control Center	50%			2039	**	5	\$1,300	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	**	10	\$64,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, LED	100%			2061	**	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Lighting

Exterior Lighting

HID

100%

2031

* *

10

\$300

Lightning Protection

Arresters/Cabling

Generic

100%

2054

* *

5

\$500

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2031

* *

1-3

\$11,600

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Electricity

10%

2036

* *

1

Interruptible Gas/Dual

90%

2036

* *

1

Fuel

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Using #4 Oil

Conversion Equipment

Heat Exchanger

20%

2029

* *

1

\$7,000

Steam Boiler

80%

2024

\$193,300

1

\$56,000

Other Observation, Extent : Light, Area Affected : 80%

Location : Sub-basement Boiler Room

Explanation : 3 Units, One Of Them Used As Summer Boiler

Distribution

Hot Wtr Piping/Pump

100%

2051

* *

4

\$5,200

Recent Installation, Extent : Light, Area Affected : 100%

Location : Throughout

Terminal Devices

Air Handler

65%

2031

* *

1

\$28,400

Convactor/Radiator

35%

2031

* *

1

\$8,000

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Int Pkg Unit -

10%

2027

\$150,400

2

\$400

Heating/Cooling

Window/Wall Unit

70%

2019

\$108,600

1

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$39,400

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Asset # : 2369

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	80%			2031	* *	2	\$1,700	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2019	\$11,700	4	\$600	
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$7,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2021	\$11,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$5,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$36,900	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.020 / 2227 **Yr Built/Renovated** : 1869 / 1970
Area Sq Ft : 9,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,att
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$216,300	
Electrical		\$35,000
Mechanical		\$47,000
Total	\$216,300	\$82,000
Importance Code A	\$216,300	
Importance Code B		\$82,000
Total	\$216,300	\$82,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$61,300			\$1,700
Interior Architecture	\$16,200	\$100		\$20,400
Electrical	\$8,900	\$100		\$4,500
Mechanical	\$3,700	\$8,100	\$700	\$1,500
Total	\$90,100	\$8,300	\$700	\$28,100
Importance Code A	\$61,800	\$500	\$500	\$2,300
Importance Code B	\$12,900	\$7,700	\$200	\$25,900
Importance Code C	\$15,400	\$100		
Total	\$90,100	\$8,300	\$700	\$28,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%	Now	\$12,100	LIFE	* *	5	\$1,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Around Windows							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
	Location : Around Windows							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Around Window And Door Openings							
Masonry: Fieldstone	55%	Now	\$169,500	LIFE	* *	5	\$3,800	1
	Open Joints, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 25%							
	Location : Northwest And Southeast Corners, All Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 25%							
	Location : Various Areas - Especially At Northwest Corner							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	15%			2031	* *	5	\$3,400	
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
	Other Observation, Extent : Severe, Area Affected : 25%							
	Location : West Facade							
	Explanation : Vegetation							
Wood	10%	Now	\$46,800	2046	* *	5	\$2,300	1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : East Fascia, West Dormer							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : East Fascia, West Dormer							
	Dry Rot/Decay, Extent : Severe, Area Affected : 35%							
	Location : East Fascia, West Dormer							
Wood Overhead Doors	5%	Now	\$14,100	2046	* *	5	\$1,100	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Wood Doors On North Side							
	Dry Rot/Decay, Extent : Severe, Area Affected : 25%							
	Location : North Side							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Steel	70%	Now	\$22,700	2051	* *	5	\$2,800	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Wood	30%	Now	\$5,200	2051	* *	5	\$1,000	1
Condensation Present, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
Deteriorated Finish, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
Location : Various Areas									
Roof									
Slate	100%	Now	\$7,200	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%								
	Location : South, North Facades								
Loose Units, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	15%			LIFE	* *	5	\$2,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Storage Area / Workshop								
Slate	10%			LIFE	* *	5	\$800		
Vinyl Tile	25%			2021	\$16,400		3	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Wood	50%			2041	* *	5	\$7,400		
Other Observation, Extent : Moderate, Area Affected : 35%									
Location : Attic Space									
Explanation : Unfinished Planks									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2029	**	5	\$100	
Gypsum Board	27%			LIFE	**	5	\$800	
Masonry: Brick	10%			LIFE	**			
Masonry: Fieldstone	20%	Now	\$15,400	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Explanation : Major Crack Through Wall In North Side Second Floor Apartment</i>								
Plaster	20%			LIFE	**	5	\$300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shop And Various Others</i>								
Plywood/Hardboard	20%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : Wood Paneling</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$600	2031	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Struc: Wood	50%			LIFE	**			
Gypsum Board	30%			LIFE	**	5	\$3,000	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Room</i>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$8,900	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2036	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2031	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Incandescent	10%			2031	* *	2		
	Egress Lighting								
	Emergency, Battery	50%			2026	\$3,500	10	\$600	
	Exit, Service	50%			2026	\$900	1		
	Exterior Lighting								
	HID	100%			2026	\$35,000	10		
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2026	\$12,700	5	\$1,600	
	Conversion Equipment								
	Steam Boiler	100%			2024	\$16,500	1	\$5,200	
	Distribution								
	Steam Piping/Pump	100%	Now	\$2,900	2036	* *	4	\$300	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Condensate Return Pipes, Under Ground							
	Terminal Devices								
	Convector/Radiator	100%			2024	\$47,000	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%			2019	\$7,400	1		
	No Component	30%							
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2026	\$800	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2026	\$800	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset # : 2227

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN PRATT BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.000 / 2345 **Yr Built/Renovated** : 1963 / 2006
Area Sq Ft : 41,168 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$586,500	\$50,800
Interior Architecture	\$73,700	\$142,300
Electrical		\$235,100
Mechanical	\$139,700	\$292,400
Total	\$799,900	\$720,600
Importance Code A	\$586,500	\$50,800
Importance Code B	\$213,400	\$669,800
Total	\$799,900	\$720,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$21,900			
Interior Architecture	\$8,600	\$3,400	\$3,000	\$10,300
Electrical	\$500	\$1,100	\$600	\$500
Mechanical	\$5,100	\$7,500	\$6,200	\$61,200
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$42,000	\$18,000	\$15,700	\$77,900
Importance Code A	\$22,600	\$700	\$700	\$700
Importance Code B	\$19,400	\$17,300	\$15,000	\$77,200
Importance Code C				
Total	\$42,000	\$18,000	\$15,700	\$77,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$449,300	LIFE	* *	5	\$50,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Throughout Facade, Penthouse							
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Stair Walls Bulkhead / Mechanical Penthouse							
	Horizontal Cracks, Extent : Severe, Area Affected : 5%							
	Location : Stair Walls Bulkhead / Mechanical Penthouse							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : Throughout Window Openings							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
	Location : At Expansion Joints							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Windows								
Aluminum	95%	2-4	\$137,200	2051	* *	5	\$1,700	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 35%							
	Location : Window Headers							
Metal Louvers	5%			2035	* *	10	\$1,100	
Parapets								
Masonry: Brick	95%	Now	\$14,900	LIFE	* *	5	\$1,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Interior Face							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Interior Face							
Pre-Cast Concrete	5%	Now	\$700	LIFE	* *	5	\$400	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Coping							
Roof								
IRMA/Protected Membrane	100%	Now	\$6,300	2031	* *			
	Debris on Roof, Extent : Moderate, Area Affected : 10%							
	Location : South Side							
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%							
	Location : Various Areas							
	Vegetation Growth, Extent : Severe, Area Affected : 5%							
	Location : Around Penthouse							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Floors

Carpet	20%			2022	\$85,400	3	\$10,300	
Ceramic Tile	5%			2035	* *	5	\$1,700	
Terrazzo	5%	Now	\$7,800	LIFE	* *	5	\$1,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%

Location : Room Xg Xm

Vinyl Tile	50%			2026	\$142,300	3	\$6,400	
Vinyl Tile 9" X 9"	20%			2021	\$73,700	3	\$3,400	

Interior Walls

Concrete Masonry Unit	80%			LIFE	* *	5	\$6,500	
Gypsum Board	20%			LIFE	* *	5	\$2,400	

Ceilings

AcousTile,Adhered	25%			2031	* *	5	\$8,600	
AcousTileSusp.Lay-In	30%			2031	* *	5	\$10,300	
Exposed Concrete	45%			LIFE	* *	5	\$2,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2036	* *	1		
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Panelboards

Molded Case Bkrs	70%			2034	* *	5	\$800	
Molded Case Bkrs	30%			2042	* *	5	\$300	

Wiring

Thermoplastic	100%			2046	* *	1		
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Motor Controllers

Locally Mounted	50%			2031	* *	5	\$100	
Motor Control Center	50%			2039	* *	5	\$600	

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2034	* *	10	\$21,000	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : Using T-5 And T-8 Lamps

Egress Lighting

Exit, LED	100%			2061	* *	1		
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Exterior Lighting

HID	100%			2026	\$151,800	10	\$100	
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Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING**

Asset # : 2345

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$83,300

1-3

\$5,100

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Conversion Equipment

Heat Exchanger

60%

2029

* *

1

\$6,800

Other Observation, Extent : Light, Area Affected : 60%

Location : Penthouse

Explanation : 1 Unit

No Component

40%

Other Observation, Extent : Light, Area Affected : 0%

Location : Throughout

Explanation : Gets Heat From Science Building

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$1,000

Steam Piping/Pump

40%

2036

* *

4

\$500

Other Observation, Extent : Severe, Area Affected : 100%

Location : 1st Floor

Explanation : Low Pressure Steam Direct From Museum

Terminal Devices

Air Handler

40%

2021

\$28,900

1

\$5,700

Convactor/Radiator

60%

2024

\$73,300

1

\$4,400

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Reciprocating

100%

2034

* *

1

\$10,600

Compr/Chiller

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 1 Unit - Scheduled To Be Replaced Using Refrigerant R-410

Distribution

Chilled Wtr Pipe/Pump

100%

2026

\$219,000

4

\$1,700

Terminal Devices

Air Handler/Cool/Ht

100%

2021

\$95,000

1

\$14,200

Heat Rejection

Air Condenser Unit

100%

2021

\$44,700

2

\$15,900

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Scheduled To Be Replaced With The Compressor

Ventilation

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN PRATT BUILDING

Asset # : 2345

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans								
Interior	100%			2021	\$24,700	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.230 / 13390 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 70,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$45,700	\$209,800
Interior Architecture		\$121,400
Electrical		\$57,800
Mechanical		\$279,600
Total	\$45,700	\$668,600
Importance Code A	\$45,700	\$209,800
Importance Code B		\$458,800
Total	\$45,700	\$668,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,300	\$10,200		\$17,100
Interior Architecture		\$4,000	\$2,000	
Electrical	\$5,600	\$6,800	\$8,400	\$6,900
Mechanical	\$27,600	\$35,800	\$26,600	\$54,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$49,500	\$62,700	\$42,900	\$84,300
Importance Code A	\$10,300	\$11,000		\$18,100
Importance Code B	\$39,200	\$51,700	\$42,900	\$66,100
Importance Code C				
Total	\$49,500	\$62,700	\$42,900	\$84,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2061	* *	10	\$8,900		
Metal Panel	5%			2056	* *	5-10	\$26,100		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Rooftop Mechanical Well And Penthouse									
Explanation : Repairs In Progress - Damage Incurred Due To Super Storm Sandy									
Pre-Cast Concrete	85%			LIFE	* *	5	\$209,800		
Repairs in Progress, Extent : Light, Area Affected : 20%									
Location : 2nd And 3rd Floors									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 2nd And 3rd Floors Over Main Entrance									
Window Wall	5%	Now	\$8,900	2046	* *	5	\$7,100		
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Windows									
Aluminum	95%	Now	\$1,400	2042	* *	5	\$100		
Condensation Present, Extent : Severe, Area Affected : 10%									
Location : Study Carrels On North Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Study Carrels On North Side									
Metal Louvers	5%			2035	* *	10	\$100		
Parapets									
Copper/Terne	10%			2061	* *	5	\$2,200		
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : North Parapet									
Metal Panel	15%			2052	* *	5	\$2,700		
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : South Parapet									
Metal Rail	20%			2039	* *	5-10	\$16,800		
Pre-Cast Concrete	55%			LIFE	* *	5	\$16,100		
Roof									
IRMA/Protected Membrane	100%	Now	\$45,700	2031	* *				
Debris Present, Extent : Moderate, Area Affected : 15%									
Location : Rooftop									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : South Wall									
Ponding, Extent : Moderate, Area Affected : 25%									
Location : South Wall									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	* *	5	\$121,400	
	Ceramic Tile	5%			2035	* *	5	\$4,000	
	Terrazzo	5%			LIFE	* *	5	\$3,100	
	Vinyl Tile	20%			2031	* *	3	\$5,900	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Concrete Masonry Unit	15%			LIFE	* *	5	\$1,700	
	Gypsum Board	75%			LIFE	* *	5	\$12,900	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair Wells								
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : 4th And 5th Floor Stairs / Corridors								
	Explanation : Super Storm Sandy Damage								
	Wood	5%			LIFE	* *	5	\$5,700	
Ceilings									
	AcousTileSusp.Lay-In	5%			2039	* *	5	\$4,000	
	Exposed Concrete	80%			LIFE	* *	5	\$9,900	
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$5,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 4000 Amps Service								
	Switchgear / Switchboard								
	Fused Disc Sw	10%			2046	* *	5		
	Molded Case Bkrs	90%			2046	* *	5	\$1,700	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2039	* *	5		
	Motor Control Center	90%			2039	* *	5	\$1,700	
Ground									
	Grounding Devices								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$21,500	
Generators								
Diesel	100%			2035	* *	1	\$27,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 288 Kva Caterpillar Genset</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$2,600	
Fuel Storage								
Day Tank	100%			2042	* *	5	\$13,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Using 250 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2034	* *	10	\$57,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 And T-8 Lamps</i>								
HID	10%			2031	* *	10	\$200	
Egress Lighting								
Exit, LED	100%			2061	* *	1		
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	* *	1-3	\$8,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2046	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Adjacent Library Building</i>								
Conversion Equipment								
HTHW/HW Exchanger	100%			2035	* *	2	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2042	* *	4	\$4,700	
Steam Piping/Pump	10%			2036	* *	4	\$300	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	90%			2031	**	1	\$39,000	
	Convactor/Radiator	5%			2039	**	1	\$1,100	
	Unit Heater-Stm/HW	5%			2031	**	4	\$500	
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2035	**	1	\$72,000	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Units, Using Refrigerant No. R-410							
	Interior Pkg Unit - Cooling	5%			2027	\$44,000	2	\$200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 5th Floor AC Room							
		Explanation : 1 Unit							
Distribution									
	Chilled Wtr Pipe/Pump	95%			2046	**	4	\$4,900	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2031	**	1	\$41,100	
	No Component	5%							
Heat Rejection									
	Water Cooling Tower	95%			2027	\$186,400	2	\$66,900	
	No Component	5%							
Dehumidifier									
	Generic	100%			2027	\$49,200			
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$39,000	
Exhaust Fans									
	Interior	100%			2031	**	2	\$2,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
Water Heater									
	Electric	100%			2021	\$10,600	4	\$400	
HW Heat Exchanger									
	Low Temp	100%			2046	**	4	\$10,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	**	1	\$4,300	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STEERE HERBARIUM
Asset # : 13390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-6							
		Explanation : 1 Unit - Currently Under Repair							
Fire Suppression									
	Standpipe								
	Generic	100%			2046		* *	1-5	\$35,300
	Sprinkler								
	Generic	100%			2046		* *	1-2	\$19,600
	Fire Pump								
	Generic	100%			2035		* *	1	\$13,100

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN STONE MILL
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.010 / 2346 **Yr Built/Renovated** : 1840 / 2010
Area Sq Ft : 12,840 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,2,ATT
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,300	\$4,900		
Interior Architecture	\$7,400	\$12,500		\$1,900
Electrical	\$1,200	\$1,200	\$1,000	\$1,000
Mechanical	\$9,000	\$11,300	\$10,300	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,900	\$33,700	\$15,200	\$13,700
Importance Code A	\$26,000	\$5,500	\$600	\$600
Importance Code B	\$20,900	\$25,300	\$14,600	\$13,100
Importance Code C		\$3,000		
Total	\$46,900	\$33,700	\$15,200	\$13,700



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL
Asset # : 2346

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Brick	10%			LIFE	**	5	\$2,300	
Masonry: Fieldstone	75%			LIFE	**	5	\$13,000	
Window Wall	10%			2052	**	5	\$8,700	
Wood	5%			2043	**	5	\$5,800	

Windows

Wood	100%			2048	**	5	\$44,900	
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Roof

Wood Shingles	100%			2039	**	10	\$4,900	
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Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%

Location : Entrance Facade

Interior

Floors

Carpet	20%			2027	\$52,400	3	\$7,700	
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2039	**	5	\$1,000	
Quarry Tile	15%			2043	**	5	\$4,300	
Traffic Topping	15%			2034	**	5	\$3,600	

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Cellar Level

Explanation : Liquid Applied Resin Coating With Hardwood Border

Wood	40%			2054	**	5	\$14,400	
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Recent Repair Evident, Extent : Light, Area Affected : 100%

Location : Throughout - Including Attic

Interior Walls

Ceramic Tile	15%			2039	**	5	\$5,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Gypsum Board	30%			LIFE	**	5	\$7,100	
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	45%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	30%			2043	**	5	\$6,700	
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	50%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$4,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2052	**	5	\$300	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2052	**	5	\$300	
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Raceway

Conduit	100%			2052	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	20%			2034	* *	10	\$2,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : T-5 Lamps								
	Fluorescent	30%			2034	* *	10	\$3,500	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2034	* *	10	\$2,400	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Incandescent	20%			2034	* *	2	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Track Lights								
	LED	10%			2034	* *			
Egress Lighting									
	Emergency, Service	30%			2034	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : HOC Building								
	Explanation : Emergency Power Fed From Other Building								
	Emergency, Battery	20%			2034	* *	10	\$600	
	Exit, LED	50%			2061	* *	1		
Exterior Lighting									
	HID	100%			2034	* *	10		
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2034	* *	1	\$2,400	
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$7,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL

Asset # : 2346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$600	
	Terminal Devices								
	Air Handler	95%			2034	* *	1	\$7,500	
	Convactor/Radiator	5%			2043	* *	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2034	* *	1	\$6,000	
	Compr/Chiller								
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	* *	1	\$7,900	
	Heat Rejection								
	Remote Air Cond	100%			2034	* *	2	\$8,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,200	
	Exhaust Fans								
	Interior	100%			2034	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2052	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STONE MILL**

Asset # : 2346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Hydraulic		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 1-2									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
Generic		100%			2052		* *	1-2	\$3,600
Chemical System									
Generic		100%			2025	\$27,900		1-3	\$50,600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.070 / 2371 **Yr Built/Renovated** : 1934 /
Area Sq Ft : 7,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors LL,1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$132,200	
Total	\$132,200	
Importance Code A	\$132,200	
Total	\$132,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,500			\$1,700
Interior Architecture	\$14,300			\$24,900
Electrical			\$100	\$28,400
Mechanical	\$300	\$1,100	\$300	\$5,700
Total	\$22,100	\$1,100	\$400	\$60,700
Importance Code A	\$7,700		\$300	\$1,700
Importance Code B	\$14,300	\$1,100	\$100	\$59,000
Importance Code C				
Total	\$22,100	\$1,100	\$400	\$60,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE
Asset # : 2371

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	65%			2036	* *	10	\$1,500	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Vinyl Siding								
Masonry: Brick	20%			LIFE	* *	5	\$1,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Wall Openings								
Metal Coiling Doors	15%			2031	* *	5	\$3,400	
Windows								
Aluminum	30%			2042	* *	5	\$100	
Wood	70%	Now	\$7,500	2051	* *	5	\$1,400	1
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Upper Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Upper Floor								
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Upper Floor								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Upper Floor								
Roof								
Slate	100%	Now	\$132,200	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South End								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Explanation : Gutters Replaced On West Facade								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE
Asset # : 2371

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$11,600	
Vinyl Tile	25%	Now	\$2,200	2021	\$22,000	3	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Various Areas								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Areas On Upper Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : North End Of Upper Floor								
Wood	25%			2041	* *	5	\$5,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Upper Floor								
Interior Walls								
Gypsum Board	55%			LIFE	* *	5	\$500	
Masonry: Brick	15%			LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : South End Of Shop								
Masonry: Fieldstone	10%			LIFE	* *			
Wood	20%			LIFE	* *	5	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	2%			2031	* *	5	\$200	
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	58%	Now	\$12,100	LIFE	* *	5	\$7,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various Areas								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Lower Floor								
Gypsum Board	20%			LIFE	* *	5	\$2,600	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2026	\$3,700	1		
Panelboards									
	Fused Disc Sw	5%			2025	\$400	5		
	Molded Case Bkrs	95%			2025	\$6,900	5	\$200	
Wiring									
	Braided Cloth	40%			2025	\$3,200	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	60%			2026	\$4,800	1		
Motor Controllers									
	Locally Mounted	100%			2024	\$7,000	5		

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN STORAGE & LOWER GARAGE
Asset # : 2371

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$13,600	10	\$5,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2021	\$1,500	10	\$600	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Exterior Lighting								
HID	100%			2021	\$26,200	10		
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Radiant Heater	40%			2026	\$12,200	2	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 10 Units							
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	40%			2021	\$5,700	1		
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2026	\$10,300	1		
Galv Iron/Steel	50%			2024	\$10,300	1		
Water Heater								
Electric	100%			2019	\$1,100	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.120 / 2257 **Yr Built/Renovated** : 1982 /
Area Sq Ft : 4,210 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 05-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,200			\$4,700
Interior Architecture	\$2,700			
Electrical	\$300	\$400	\$1,800	\$4,400
Mechanical	\$100		\$100	\$6,100
Total	\$17,300	\$400	\$2,000	\$15,300
Importance Code A	\$14,300		\$100	\$4,700
Importance Code B	\$700	\$400	\$1,800	\$10,500
Importance Code C	\$2,300			
Total	\$17,300	\$400	\$2,000	\$15,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP
Asset # : 2257

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Fieldstone	60%			LIFE	**	5	\$4,000	
	Metal Sect. OHD	30%			2031	**	5	\$8,400	
	Stucco Cement	10%	Now	\$2,500	2031	**	5	\$1,100	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : East / West Facades									
Parapets									
	Masonry: Fieldstone	90%			LIFE	**	5	\$4,900	
	Stucco Cement	10%			2031	**	5	\$1,100	
Roof									
	Asphalt Shingle	90%	Now	\$5,300	2029	**			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Various Areas									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%									
Location : Leaders Not Functional									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : At Skylight									
	Skylight, Metal/Glass	10%	Now	\$6,300	2036	**			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%									
Location : Intersection Of Ridge And Wall									
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$14,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	90%	Now	\$2,200	LIFE	**	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Near Roof									
	Gypsum Board	10%	Now	\$100	LIFE	**	5	\$100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Upper Wall									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Upper Wall									
Ceilings									
	Exposed Struc: Steel	97%			LIFE	**			
	Gypsum Board	3%	0-2	\$400	LIFE	**	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Office Ceiling									

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Over 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2046	* *	3			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset # : 2257

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2039	* *	3		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 4160hv - 208/120lv							
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2046	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amps Service							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2046	* *	5	\$100	
	Raceway								
	Conduit	100%			2046	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2042	* *	5		
	Molded Case Bkrs	95%			2042	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2046	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2039	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	* *	1	\$1,300	
	Generators								
	Diesel	100%			2035	* *	1	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 130 Kva							
	Batteries								
	Lead/Acid	100%			2020	\$1,500	5	\$200	
	Fuel Storage								
	Main Tank	100%			2054	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outdoor							
		Explanation : 250 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	* *	10	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset # : 2257

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Emergency, Service	100%			2031	* *	1		
Exterior Lighting								
HID	100%			2026	\$15,500	10		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Radiant Heater	30%			2026	\$5,700	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Office Area</i>								
<i>Explanation : 2 Units</i>								
No Component	70%							

Air Conditioning

Conversion Equipment								
Window/Wall Unit	10%			2021	\$900	1		
No Component	90%							

Ventilation

Exhaust Fans								
Wall Unit	70%			2021	\$4,600	2	\$100	
No Component	30%							

Plumbing

H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Electric	100%			2021	\$700	4		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN VISITOR SHOP
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.250 / 13970 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 5,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,400	\$6,300		\$4,200
Interior Architecture	\$2,800			
Electrical	\$200	\$200	\$100	\$100
Mechanical	\$200	\$100	\$400	\$200
Total	\$5,600	\$6,600	\$500	\$4,500
Importance Code A	\$2,600	\$6,400	\$100	\$4,400
Importance Code B	\$3,000	\$200	\$400	\$100
Importance Code C				
Total	\$5,600	\$6,600	\$500	\$4,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Fieldstone	30%			LIFE	**	5	\$800	
Metal Panel	15%			2046	**	5-10	\$3,900	
Stucco Cement	5%			2039	**	5	\$500	
Window Wall	45%			2046	**	5	\$6,400	
Wood	5%			2039	**	5	\$900	

Other Observation, Extent : Light, Area Affected : 100%

Location : Front And Back

Explanation : Overhang

Roof

Metal Panel	85%			2039	**	10	\$5,600	
Skylight, Plastic	15%	Now	\$2,400	2039	**	1		

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Edge Fronting Plaza

Interior

Floors

Cast in Place Concrete	100%	0-2	\$2,800	LIFE	**	5	\$9,500	
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Horizontal Cracks, Extent : Moderate, Area Affected : 2%

Location : Entry To Staff Area

Worn/Eroded, Extent : Moderate, Area Affected : 20%

Location : Throughout

Interior Walls

Gypsum Board	5%			LIFE	**	5	\$100	
Masonry: Fieldstone	50%			LIFE	**			
No Component	45%							

Ceilings

Exposed Struc: Wood	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$300	
No Component	20%							

Other Observation, Extent : Light, Area Affected : 0%

Location : Gift Shop

Explanation : Skylight Counted As Roof Area

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Molded Case Bkrs	100%			2048	**	5	\$100	
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Wiring

Thermoplastic	100%			2052	**	1		
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Ground

Grounding Devices

Not Accessible	100%							
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP
Asset # : 13970

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2034	* *	10	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Incandescent	30%			2034	* *	2		
	Egress Lighting								
	Exit, LED	100%			2061	* *	1		
	Exterior Lighting								
	HID	100%			2034	* *	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2034	* *	1	\$400	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2034	* *	1-3	\$1,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	100%			2031	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Rear Of The Building							
		Explanation : 2 Package Units							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	* *	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Rear Of The Building							
		Explanation : 2 Units							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Electric	100%			2025	\$400	4		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset # : 13970

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.270 / 13972 **Yr Built/Renovated** : 2003 /
Area Sq Ft : 2,780 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 04-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$3,800		\$400
Interior Architecture			\$100	
Electrical				
Mechanical		\$100	\$100	\$100
Total		\$3,900	\$300	\$500
Importance Code A		\$3,900		\$500
Importance Code B			\$100	
Importance Code C			\$100	
Total		\$3,900	\$300	\$500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Masonry: Fieldstone	60%			LIFE	**	5		\$900	
Metal Panel	23%			2052	**	5-10		\$3,200	
Stucco Cement	2%			2039	**	5		\$100	
Window Wall	10%			2046	**	5		\$800	
Wood	5%			2039	**	5		\$500	

Roof

Metal Panel	100%			2039	**	10		\$3,500	
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Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5		\$5,100	
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*Horizontal Cracks, Extent : Light, Area Affected : 10%**Location : Women Restroom*

Interior Walls

Ceramic Tile	20%			2035	**	5		\$300	
Gypsum Board	80%			LIFE	**	5		\$700	

Ceilings

Exposed Struc: Wood	100%			LIFE	**				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway

Conduit	100%			2052	**	1			
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Panelboards

Molded Case Bkrs	100%			2048	**	5		\$100	
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Wiring

Thermoplastic	100%			2052	**	1			
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Lighting

Interior Lighting

Fluorescent	100%			2034	**	10		\$1,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Service	50%			2034	**	1			
Exit, Service	50%			2034	**	1			

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Electricity	100%			2052	**	1			
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS
Asset # : 13972

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	100%			2031	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 8 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$900	
	Exhaust Fans								
	Interior	100%			2034	* *	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Electric	100%			2024	\$200	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK BOTANICAL GARDEN WATSON BUILDING
Address : SOUTHERN BLVD. @200TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0010.100 / 2373 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 29,781 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 03-Dec-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,4
Block : 3272 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,343,200	\$78,900
Interior Architecture	\$57,800	
Electrical	\$60,200	\$37,500
Mechanical	\$234,000	\$155,000
Total	\$1,695,300	\$271,300
Importance Code A	\$1,343,200	\$78,900
Importance Code B	\$352,100	\$192,400
Total	\$1,695,300	\$271,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,800			\$10,600
Interior Architecture	\$46,200	\$3,200		\$16,800
Electrical	\$400	\$700	\$400	\$700
Mechanical	\$12,000	\$13,600	\$11,900	\$30,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,500	\$21,400	\$16,300	\$62,300
Importance Code A	\$42,800	\$2,000	\$2,000	\$12,600
Importance Code B	\$52,100	\$19,400	\$14,200	\$49,700
Importance Code C	\$8,600			
Total	\$103,500	\$21,400	\$16,300	\$62,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	30%	2-4	\$38,500	LIFE	* *	5	\$21,000	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joints								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stairwell								
Metal/Glass Curt Wall	60%	Now	\$1,304,600	LIFE	* *	5	\$78,900	
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Areas								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Various Mullions								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Offices								
Stucco Cement	10%			2031	* *	5	\$17,500	
Windows								
Aluminum	15%	Now	\$8,300	2034	* *	5	\$300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Various Locations								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hopper Windows								
Explanation : Operable Portion Of Curtain Wall								
No Component	85%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING
Asset # : 2373

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick Cavity	20%			LIFE	* *	5	\$900		
Metal/Glass Curt Wall	40%	Now	\$27,600	2036	* *	5	\$3,600		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Various Areas									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Areas									
Metal Panel	10%	Now	\$1,800	2046	* *	5	\$900		
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Throughout									
Stucco Cement	30%			2031	* *	5	\$3,600		
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Various Areas									
Roof									
IRMA/Protected Membrane	100%	Now	\$3,200	2031	* *				
Drains Clogged, Extent : Moderate, Area Affected : 10%									
Location : Watson Connector									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 10%									
Location : Watson Connector									
Interior									
Floors									
Carpet	45%	Now	\$17,100	2022	\$342,900	3	\$41,300		
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Wrinkling, Extent : Severe, Area Affected : 10%									
Location : Third Floor									
Cast in Place Concrete	5%			LIFE	* *	5	\$6,700		
Ceramic Tile	5%	4+	\$57,800	2041	* *	5	\$1,500		
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Bathrooms									
Terrazzo	3%			LIFE	* *	5	\$1,400		
Vinyl Tile	42%			2031	* *	3	\$9,600		
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Various Areas									
Interior Walls									
Ceramic Tile	5%	4+	\$8,600	2029	* *	5	\$1,600		
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Bathrooms									
Concrete Masonry Unit	15%			LIFE	* *	5	\$3,800		
Gypsum Board	80%			LIFE	* *	5	\$30,500		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTile,Adhered	10%			2031	* *	5	\$6,100	
AcousTileSusp.Lay-In	85%	Now	\$20,500	2031	* *	5	\$26,000	

Misaligned/Bulging, Extent : Moderate, Area Affected : 25%

Location : First, Third And Fourth Floors

Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : First, Third And Fourth Floors

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Third Floor Office South Side At Window

Worn/Eroded, Extent : Moderate, Area Affected : 30%

Location : First, Third And Fourth Floors

Exposed Struc: Steel	5%			LIFE	* *			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$31,800	5	\$100	
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Raceway

Conduit	100%			2036	* *	1		
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Panelboards

Molded Case Bkrs	30%			2034	* *	5	\$200	
Molded Case Bkrs	50%			2042	* *	5	\$400	
Molded Case Bkrs	20%			2025	\$4,400	5	\$200	

Wiring

Thermoplastic	80%			2046	* *	1		
Thermoplastic	20%			2026	\$5,400	1		

Motor Controllers

Locally Mounted	50%			2031	* *	5	\$100	
Motor Control Center	50%			2039	* *	5	\$400	

Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2034	* *	10	\$37,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Service	30%			2026	\$5,900	1		
Exit, Service	70%			2026	\$7,500	1		

Exterior Lighting

HID	100%			2031	* *	10	\$100	
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2021

\$60,200

1-3

\$3,800

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Conversion Equipment

Heat Exchanger

100%

2022

\$8,500

1

\$20,200

Other Observation, Extent : Light, Area Affected : 100%

Location : Penthouse

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

70%

2034

**

4

\$2,100

Steam Piping/Pump

30%

2036

**

4

\$600

Other Observation, Extent : Severe, Area Affected : 100%

Location : Steam Tunnel

Explanation : Low Pressure Steam Direct From Science Building

Terminal Devices

Air Handler

15%

2026

\$32,300

1

\$3,800

Air Handler

35%

2034

**

1

\$8,800

Other Observation, Extent : Light, Area Affected : 35%

Location : Roof

Explanation : 1 Exterior Package Unit

Convactor/Radiator

20%

2031

**

1

\$2,600

Fan Coil Unit/Heat

30%

2021

\$179,200

1

\$4,000

Air Conditioning

Energy Source

Electricity

100%

2034

**

1

Conversion Equipment

Reciprocating

25%

2036

**

1

\$4,700

Compr/Chiller

Recent Installation, Extent : Light, Area Affected : 100%

Location : Using Refrigerant #R410 In The Penthouse

Ext Pkg Unit -

60%

2034

**

2

\$1,500

Heating/Cooling

Other Observation, Extent : Light, Area Affected : 60%

Location : 4th Floor Roof

Explanation : 1 Roof Top Unit

No Component

15%

Distribution

Chilled Wtr Pipe/Pump

25%

0-2

\$4,200

2026

\$83,000

4

\$500

Corroded, Extent : Moderate, Area Affected : 5%

Location : Penthouse And Various Other Areas

No Component

75%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	15%			2026	\$21,600	1	\$3,800	
	Fan Coil - Cool/Heat	10%			2021	\$54,800	1	\$1,300	
	No Component	75%							
Heat Rejection									
	Air Condenser Unit	25%			2021	\$16,900	2	\$7,100	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,800	
	Exhaust Fans								
	Interior	90%			2026	\$39,700	2	\$1,100	
	Roof	10%			2031	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	* *	1		
	Water Heater								
	Electric	100%			2019	\$6,200	4	\$400	
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$4,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$1,800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-6								
	Explanation : Watson And Pratt Share One Elevator								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$21,400	
	Sprinkler								
	No Component	99%							
	Generic	1%			2036	* *	1-2	\$100	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK CITY CENTER
Address : 130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0018.000 / 2354 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 163,941 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Jan-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,13,PH
Block : 1008 **Lot** : 15 **BIN** : 1023391

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$119,100	\$555,300
Interior Architecture		\$558,100
Electrical	\$120,300	\$2,790,600
Mechanical	\$792,000	\$795,800
Total	\$1,031,400	\$4,699,800
Importance Code A	\$119,100	\$664,000
Importance Code B	\$912,300	\$4,035,700
Total	\$1,031,400	\$4,699,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,100	\$11,100	\$23,200	
Interior Architecture	\$10,700	\$21,500	\$24,500	\$4,600
Electrical	\$45,300	\$11,900	\$11,300	\$14,100
Mechanical	\$95,800	\$134,200	\$65,400	\$71,600
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Total	\$238,100	\$242,800	\$188,600	\$154,400
Importance Code A	\$22,100	\$11,400	\$23,200	
Importance Code B	\$216,100	\$231,400	\$165,400	\$154,400
Importance Code C				
Total	\$238,100	\$242,800	\$188,600	\$154,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$124,500	
Masonry: Brick	75%			LIFE	**	5	\$170,700	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Granite	8%			LIFE	**	5	\$13,700	
Masonry: Limestone	10%			LIFE	**	5	\$17,100	
Windows								
Metal Clad	70%			2032	**	5	\$21,400	
Steel	15%	Now	\$41,000	2049	**	5	\$4,600	
Air Infiltration, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Penthouse And Tower								
Wood	15%	2-4	\$22,100	2049	**	5	\$3,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : North Facade								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$6,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Masonry: Granite	5%			LIFE	**	5	\$500	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Roof								
Built-Up (BUR)	60%	Now	\$78,000	2024	\$260,100			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 12th Floor								
Clay Tile	30%			2044	**	10	\$26,600	
Copper/Terne	5%			2039	**	10	\$11,100	
Roll Roofing	5%			2020	\$19,500	5	\$7,400	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2023	\$669,700	3	\$73,600	
	Carpet	10%			2025	\$334,800	3	\$36,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : At Lobby									
	Cast in Place Concrete	15%			LIFE	**	5	\$80,500	
	Ceramic Tile	5%			2033	**	5	\$12,300	
	Marble Panels	10%			LIFE	**	5	\$18,400	
	Marble Panels	5%			LIFE	**	5	\$9,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : At Lobby									
	Quarry Tile	5%			2029	**	5	\$18,400	
	Terrazzo	15%			LIFE	**	5	\$28,800	
	Vinyl Tile	15%			2024	\$334,500	3	\$18,400	
Interior Walls									
	Glazed Ceramic Panel	5%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$25,300	
	Masonry: Brick	10%			LIFE	**			
	Travertine Panels	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$10,100	
	Plaster	35%			LIFE	**	5	\$17,700	
Ceilings									
	AcousTileSusp.Lay-In	15%			2037	**	5	\$36,100	
	Exposed Concrete	5%			LIFE	**	5	\$1,900	
	Gypsum Board	15%			LIFE	**	5	\$45,200	
	Plaster	15%			LIFE	**	5	\$22,600	
	Plaster	50%			LIFE	**	5	\$75,300	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated @ 1600 Amperes									
Transformers									
	Dry Type	100%			2037	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 112 Kva And 54 Kva									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2024	\$52,200	5	\$400	
	Fused Disc Sw	50%			2044	* *	5	\$400	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2024	\$108,300	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	15%			2023	\$10,800	5	\$600	
	Molded Case Bkrs	10%			2040	* *	5	\$400	
	Molded Case Bkrs	40%			2032	* *	5	\$1,700	
	Molded Case Bkrs	35%			2023	\$25,200	5	\$1,500	
Wiring									
	Braided Cloth	25%	2-4	\$30,200	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	65%			2034	* *	1		
	Thermoplastic	10%			2044	* *	1		
Motor Controllers									
	Locally Mounted	10%			2037	* *	5	\$100	
	Locally Mounted	50%			2022	\$161,500	5	\$600	
	Locally Mounted	40%			2029	* *	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe.							
Lighting									
Interior Lighting									
	Fluorescent	80%			2029	* *	10	\$120,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2024	\$175,500	10	\$15,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2024	\$87,700	10	\$7,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Stairs							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	5%			2024	\$87,700	2	\$200	
Egress Lighting									
	Emergency, Battery	50%			2024	\$118,200	10	\$19,800	
	Exit, Service	50%			2024	\$12,500	1		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2024	\$159,100	1	\$18,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : C C T V Surveillance Camera System							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection
Generic

100% 2024 \$1,815,100 1-3 \$104,100
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations And Alarm Bells

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam

100%

2034

* *

1

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100%

2027

\$108,700

5

\$9,700

Distribution

Steam Piping/Pump

100%

Now

\$24,500

2034

* *

4

\$8,100

Leak Evident, Extent : Moderate, Area Affected : 2%
Location : Steam Header - Chiller Room

Terminal Devices

Air Handler

80%

2019

\$756,000

1

\$81,100

Convactor/Radiator

20%

2029

* *

1

\$10,600

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

50%

2037

* *

1

\$88,700

R-134a Refrigerant, Extent : Light, Area Affected : 100%
Location : One Unit In Basement Chiller Room

Centrifugal, Compressor
Turbine

25%

2039

* *

1

\$44,400

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Basement
Explanation : 2 Units With Hcfc 123 Refrigerant

Reciprocating
Compr/Chiller

15%

2029

* *

1

\$11,400

R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Window/Wall Unit

10%

2019

\$36,000

1

Distribution

Chilled Wtr Pipe/Pump

90%

2044

* *

4

\$7,300

No Component

10%

Terminal Devices

Air Handler/Cool/Ht

90%

2029

* *

1

\$91,200

No Component

10%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Water Cooling Tower	90%			2025	\$452,700	2	\$148,500	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,400	
Exhaust Fans								
Interior	100%			2024	\$193,700	2	\$5,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$26,200	2029	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Water Heater								
Electric	100%			2019	\$27,200	4	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Multiple Units							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2019	\$11,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2024	\$11,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-13, 1-13, Back Stage Elevator B:6th Floor, Orchestra 1st : 5th Floor							
	Explanation : 4 Units Plus 1 Wheelchair Lift							
Hydraulic	30%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement: 5th Floor							
	Explanation : One Unit							
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$82,700	
Sprinkler								
No Component	25%							
Generic	75%			2044	* *	1-2	\$34,400	
Fire Pump								
Generic	100%			2033	* *	1	\$30,600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK CITY CENTER
Asset # : 2354

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	No Component	80%							
	Generic	20%			2022	\$5,600	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK HALL OF SCIENCE
Address : 47-01 111TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0017.000 / 2366 **Yr Built/Renovated** : 1964 / 2014
Area Sq Ft : 153,509 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2018 **Lot** : 1 **BIN** : 4441124

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$256,200	\$351,100
Electrical	\$56,300	\$2,599,200
Mechanical	\$1,124,900	\$1,820,100
Total	\$1,437,400	\$4,770,400
Importance Code A	\$256,200	\$391,700
Importance Code B	\$1,181,200	\$4,378,700
Total	\$1,437,400	\$4,770,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,900		\$2,400	\$10,600
Interior Architecture	\$50,900	\$4,600	\$6,700	\$695,100
Electrical	\$41,000	\$26,000	\$26,300	\$23,100
Mechanical	\$102,800	\$50,300	\$147,600	\$50,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$251,600	\$88,800	\$190,900	\$787,000
Importance Code A	\$64,100	\$15,200	\$17,900	\$25,800
Importance Code B	\$187,400	\$72,300	\$173,000	\$761,200
Importance Code C		\$1,300		
Total	\$251,600	\$88,800	\$190,900	\$787,000



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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%	Now	\$82,000	LIFE	**	5	\$74,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Great Hall East And West Facades							
Fiberglass Panel	32%	Now	\$12,200	2034	**	5	\$25,500	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And West Facades							
Masonry: Brick Cavity	13%	Now	\$20,200	LIFE	**	5	\$5,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Emergency Exit At Lunch Room							
Metal Panel	5%			2051	**	5-10	\$14,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	
Stucco Cement	5%			2038	**	5	\$5,300	
Window Wall	5%	Now	\$10,000	2045	**	5	\$4,000	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Rotunda At Lunch Room							
Windows								
Metal Louvers	5%			2034	**	10	\$44,400	
No Component	95%							
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5	\$1,500	
Metal Panel	5%			2045	**	5	\$1,900	
Metal Rail	30%			2042	**	5-10	\$53,400	
Under Construction	30%							
Under Construction	20%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : Parapets At The Great Hall Roof							
Roof								
Built-Up (BUR)	10%	Now	\$3,900	2025	\$19,500			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
	Location : Over Auditorium Lobby							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Auditorium And Auditorium Lobby; Over Technology Gallery; Around Smoke Purge Fans Over Main Entrance Rotunda.							
Modified Bitumen	10%			2033	**	10	\$4,400	
Plaza Roof: Stone Panels	5%			2051	**			
Sloped Glazing	5%			LIFE	**	5	\$29,000	
Sloped Glazing	35%	Now	\$174,200	LIFE	**	5	\$203,200	
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : North Wing Addition							
Spray-on Foam	5%			2030	**	5	\$2,900	
Under Construction	30%							

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	\$166,500	3	\$20,000	
Carpet	40%			2021	\$665,900	3	\$106,800	
Cast in Place Concrete	10%			LIFE	**	5	\$29,200	
Ceramic Tile	5%			2034	**	5	\$6,700	
Sheet Vinyl/Rubber	15%			2033	**	5	\$30,000	
Terrazzo	5%			LIFE	**	5	\$5,200	
Vinyl Tile	15%			2030	**	3	\$10,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$2,600	
Glass: Single Pane	5%			LIFE	**	5	\$1,900	
Gypsum Board	15%			LIFE	**	5	\$4,700	
Gypsum Board	25%			LIFE	**	5	\$7,800	
Metal Panel	5%			LIFE	**			
Plaster	30%			LIFE	**	5	\$4,700	
Wood	5%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$13,400	
AcousTileSusp.Lay-In	10%			2042	**	5	\$13,400	
Exposed Concrete	15%			LIFE	**	5	\$3,100	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$25,000	
Metal Panel	10%			LIFE	**	5	\$16,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Technology Gallery</i>								
Metal Panel	5%			LIFE	**	5	\$8,300	
No Component	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2002 Addition</i>								
<i>Explanation : Sloped Glazing Over</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	99%			2025	\$40,600	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 6000 Amperes</i>								
Photovoltaic Panel(s)	1%			2034	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
<i>Explanation : 3- 60 Amperes Fused Disconnect Switches Serving The Photovoltaic Cells</i>								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	60%			2025	\$47,700	5	\$400	
	Fused Disc Sw	30%			2045	* *	5	\$200	
	Molded Case Bkrs	10%			2045	* *	5	\$400	
Raceway									
	Conduit	70%			2025	\$56,800	1		
	Conduit	30%			2045	* *	1		
Panelboards									
	Fused Disc Sw	15%			2024	\$9,900	5	\$500	
	Molded Case Bkrs	35%			2024	\$23,000	5	\$1,400	
	Molded Case Bkrs	50%			2041	* *	5	\$2,000	
Wiring									
	Braided Cloth	15%	2-4	\$12,000	2050	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Original Wing								
	Thermoplastic	30%			2045	* *	1		
	Thermoplastic	55%			2035	* *	1		
Motor Controllers									
	Locally Mounted	38%			2023	\$21,600	5	\$400	
	Locally Mounted	20%			2030	* *	5	\$200	
	Motor Control Center	40%			2030	* *	5	\$1,700	
	Variable Frequency Drive	2%			2038	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Water Main Room								
	Explanation : Water Main Pipe								
Stand-by Power									
Transfer Switches									
	Automatic	100%			2030	* *	1	\$47,200	
Generators									
	Diesel	100%			2028	* *	1	\$59,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Yard Adjacent To The Building								
	Explanation : Emergency Generator No Available Nameplate Rating Capacity								
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$5,700	
Fuel Storage									
	Main Tank	100%			2040	* *	5	\$4,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : 200 Gallons Rated Capacity								
Lighting									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2030	* *	10	\$42,200	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : New Wing Offices</i>					
Fluorescent	10%			2025	\$48,500	10	\$14,100	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Ramp</i>					
Fluorescent	10%			2030	* *	10	\$14,100	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Cafeteria</i>					
HID	2%			2025		10	\$100	
Incandescent	20%			2030	* *	2	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Exhibits Areas</i>					
			<i>Explanation : Floodlights And Spot Lights</i>					
LED	28%			2033	* *			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibit Areas</i>					
			<i>Explanation : L E D Lighting For Exhibits</i>					
Egress Lighting								
Emergency, Service	50%			2025	\$36,900	1		
Exit, LED	30%			2053	* *	1		
Exit, Service	20%			2030	* *	1		
Exterior Lighting								
HID	100%			2025	\$566,200	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	* *	5	\$4,500	
Alarm								
Security System								
No Component	50%							
Generic	50%			2025	\$226,800	1	\$28,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exhibit Areas And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$1,552,700	1-3	\$94,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detector, Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Steam Boiler	100%			2038	* *	1	\$152,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2024	\$150,600	4	\$1,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Hot Water Controller, Boiler Room</i>								
Steam Piping/Pump	80%	0-2	\$83,700	2025	\$837,400	4	\$6,100	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vacuum Pumps - Replacement Needed</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Areas</i>								
Terminal Devices								
Air Handler	45%	0-2	\$72,700	2025	\$363,700	1	\$38,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room - 1 Unit In Boiler Room, 1 In South Entrance</i>								
Air Handler	40%			2030	* *	1	\$38,000	
Convactor/Radiator	15%			2030	* *	1	\$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	66%			2020	\$335,800	1	\$47,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
Reciprocating Compr/Chiller	34%	Now	\$8,700	2030	* *	1	\$21,800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : A C Room</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%	Now	\$36,600	2035	* *	4	\$7,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Valves, Various Areas</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	\$382,100	1	\$57,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
Air Handler/Cool/Ht	40%			2030	* *	1	\$38,000	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK HALL OF SCIENCE
Asset # : 2366

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	100%			2026	\$430,300	2	\$154,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$64,700	LIFE	* *	2-5	\$85,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Dampers, Various Areas</i>								
Exhaust Fans								
Interior	90%			2020	\$149,100	2	\$4,200	
Roof	10%			2025	\$11,900	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Electric	20%			2020	\$4,600	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Areas</i>								
<i>Explanation : Several Small Electric Units</i>								
Gas Fired	80%			2020	\$27,900	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 100 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$10,500	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Backup At Front Entrance</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor North Wing Corner</i>								
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,800	2035	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
Sewage Ejector(s)								
Electric	100%	Now	\$200	2030	* *	4	\$1,600	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Auto Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Duplex Units</i>								
Backflow Preventer								
Generic	100%			2030	* *	1	\$9,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : B To 2							
		Explanation : Two Units, One Out Of Service Due To Control Module Not Available							
Fire Suppression									
	Standpipe								
	Generic	100%			2035		* *	1-5	\$77,400
	Sprinkler								
	Generic	100%			2035		* *	1-2	\$43,000

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK PUBLIC THEATRE
Address : 425 LAFAYETTE ST. (NEAR ASTOR PL.)
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0019.000 / 2378 **Yr Built/Renovated** : 1854 / 2012
Area Sq Ft : 87,873 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jul-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,1m,2,3
Block : 544 **Lot** : 16 **BIN** : 1008774

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$135,800	\$146,400
Interior Architecture		\$616,200
Electrical	\$172,300	\$1,617,000
Mechanical	\$79,700	\$611,200
Total	\$387,800	\$2,990,800
Importance Code A	\$135,800	\$146,400
Importance Code B	\$252,000	\$2,694,700
Importance Code C		\$149,700
Total	\$387,800	\$2,990,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$6,700	\$33,500	\$3,400
Interior Architecture	\$9,000	\$6,200	\$15,600	\$5,800
Electrical	\$35,300	\$21,200	\$13,100	\$15,300
Mechanical	\$34,100	\$27,100	\$41,200	\$14,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$86,300	\$69,100	\$111,300	\$46,500
Importance Code A	\$6,100	\$12,900	\$39,700	\$9,400
Importance Code B	\$80,200	\$56,200	\$71,600	\$37,100
Importance Code C				
Total	\$86,300	\$69,100	\$111,300	\$46,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%			LIFE	**	5	\$53,600	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brick	28%			LIFE	**	5	\$37,500	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	25%			LIFE	**	5	\$25,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Panel	5%			2050	**	5-10	\$46,100	
Stucco Cement	2%			2041	**	5	\$6,700	
Windows								
Aluminum	25%			2032	**	5	\$3,700	
Wood	75%			2040	**	5	\$110,500	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$7,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Brownstone	15%			LIFE	**	5	\$3,400	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Cornice	5%			2039	**	10	\$1,500	
Metal Rail	5%			2029	**	5-10	\$8,600	
Roof								
Single Ply Membrane	100%			2029	**	10	\$80,600	
Interior								
Floors								
Carpet	20%			2023	\$358,900	3	\$39,500	
Ceramic Tile	5%			2033	**	5	\$6,600	
Granite Panels	10%			LIFE	**	5	\$9,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby							
Terrazzo	10%			LIFE	**	5	\$10,300	
Vinyl Tile	35%			2024	\$418,400	3	\$23,000	
Vinyl Tile	15%			2032	**	3	\$7,400	
Wood	5%			2059	**	5	\$12,300	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$21,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Lobby And New Mezzanine							
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	65%			LIFE	**	5	\$71,200	
Plaster	5%			LIFE	**	5	\$5,500	
Wood	5%			LIFE	**	5	\$73,000	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2037	* *	5	\$12,800	
Exposed Struc: Steel	5%			LIFE	* *			
Glass: Susp Panels	15%			LIFE	* *			
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$28,100	
Plaster	15%			LIFE	* *	5	\$12,000	
Plaster	10%			LIFE	* *	5	\$8,000	

Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : At Lobby

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2024	\$4,400	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #1

Explanation : Main Service Switch Rated @ 3000 Amperes

Fused Disc Sw	50%			2050	* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #2

Explanation : Main Service Switch Rated @ 4000 Amperes

Transformers

Dry Type	100%			2041	* *	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room #2

Explanation : 2- 500 Kva, 208/480v

Switchgear / Switchboard

Fused Disc Sw	50%			2024	\$26,100	5	\$200	
Fused Disc Sw	50%			2050	* *	5	\$200	

Raceway

Conduit	70%			2024	\$40,000	1		
Conduit	30%			2050	* *	1		

Panelboards

Fused Disc Sw	15%			2046	* *	5	\$300	
Molded Case Bkrs	40%			2046	* *	5	\$900	
Molded Case Bkrs	45%			2032	* *	5	\$1,000	

Wiring

Braided Cloth	25%	2-4	\$13,500	2049	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	30%			2050	* *	1		
Thermoplastic	45%			2034	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2041	**	5	\$400	
	Locally Mounted	30%			2022	\$43,600	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power									
	Transfer Switches								
	Automatic	50%			2041	**	1	\$13,500	
	Automatic	50%			2022	\$4,800	1	\$13,500	
	Generators								
	Diesel	100%			2020	\$78,200	1	\$34,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : Emergency Generator Rated @ 75 Kva								
	Batteries								
	Lead/Acid	100%			2018	\$1,600	5	\$3,300	
	Fuel Storage								
	Day Tank	50%			2023	\$3,400	5	\$8,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room								
	Explanation : No Nameplate Rating Capacity								
	Main Tank	50%			2027	\$5,700	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 250 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	10%			2019	\$94,100	10	\$8,100	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Fluorescent	20%			2032	**	10	\$16,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	10%			2032	**	10	\$8,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent Lights								
	HID	10%			2024	\$64,000	10	\$300	
	Incandescent	50%			2024	\$470,300	2	\$1,000	
	Egress Lighting								
	Emergency, Service	40%			2024	\$18,500	1		
	Emergency, Battery	10%			2024	\$12,700	10	\$2,100	
	Exit, LED	50%			2052	**	1		
	Exterior Lighting								
	HID	100%			2029	**	10	\$300	

Alarm

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

50%

Generic

50%

2032

* *

1

\$16,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Hallways**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

Generic

100%

2024

\$972,900

1-3

\$55,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2054

* *

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Gas Service Has Not Yet Been Connected To The Building At The Time Of Survey*

Conversion Equipment

Furnace

60%

2032

* *

1

\$26,100

*Other Observation, Extent : Light, Area Affected : 60%**Location : Roof**Explanation : 3 Roof Top Package Units*

Steam Boiler

40%

2037

* *

1

\$34,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit - There Is A Heat Exchanger For 10% Hot Water Heating Devices*

Distribution

Hot Wtr Piping/Pump

10%

2032

* *

4

\$400

Steam Piping/Pump

30%

2024

\$196,800

4

\$1,300

*Steam Traps Faulty, Extent : Severe, Area Affected : 20%**Location : Various Locations*

No Component

60%

Terminal Devices

Air Handler

30%

2032

* *

1

\$16,300

Convactor/Radiator

10%

2022

\$88,700

1

\$2,800

No Component

60%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	25%			2019	\$79,700	1	\$10,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : Basement							
	Ext Pkg Unit - Heating/Cooling	75%			2032	* *	2	\$4,000	
		R-134a Refrigerant, Extent : Light, Area Affected : 75% Location : Roof							
Distribution									
	Chilled Wtr Pipe/Pump	25%			2034	* *	4	\$1,600	
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	25%			2032	* *	1	\$13,600	
	No Component	75%							
Heat Rejection									
	Remote Air Cond	25%			2024	\$140,300	2	\$15,300	
	Water Cooling Tower	75%			2028	* *	2	\$66,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	
	Exhaust Fans								
	Interior	20%			2032	* *	2	\$500	
	Roof	80%			2024	\$59,700	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2044	* *	1		
	Galv Iron/Steel	20%			2022	\$56,100	1		
	Water Heater								
	Electric	100%			2023	\$14,600	4	\$800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$5,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : B, 1, 1m, 2, 2m, 3 Explanation : 2 Units							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE
Asset # : 2378

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2034	* *	1-2	\$24,600	
Fire Pump									
	Generic	100%			2027	\$69,600	1	\$16,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED
Address : CENTRAL PARK 79TH ST. & WEST DRIVE
Borough : MANHATTAN **Agency's Number** : M010-156
Program / Asset # : DCA0019.020 / 2971 **Yr Built/Renovated** : 1980 / 1991
Area Sq Ft : 1,250 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jul-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$10,800		
Interior Architecture	\$100			
Electrical				
Mechanical		\$1,000	\$100	\$100
Total	\$200	\$11,800	\$200	\$200
Importance Code A		\$10,900		\$100
Importance Code B	\$100	\$900	\$200	\$100
Importance Code C	\$100			
Total	\$200	\$11,800	\$200	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset # : 2971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2034	* *	5-10	\$13,500	
Windows								
Aluminum	50%			2032	* *	5	\$100	
Metal Louvers	50%			2027	\$2,400	10	\$500	
Roof								
Metal Panel	100%			2029	* *	10	\$7,100	
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2033	* *	5	\$100	
Interior Walls								
Ceramic Tile	10%			2033	* *	5	\$200	
Gypsum Board	10%			LIFE	* *	5	\$100	
No Component	80%							
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		
Wiring								
Thermoplastic	100%			2034	* *	1		
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$2,800	10	\$1,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2024	\$400	2		
Egress Lighting								
Exit, Service	100%			2029	* *	1		
Exterior Lighting								
Incandescent	100%			2024	\$4,300	2		
Alarm								
Security System								
Generic	100%			2024	\$4,000	1	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset # : 2971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Heat Pump	100%			2025	\$4,700	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 2 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Split Unit	70%			2029	* *			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Various Locations							
		Explanation : 2 Units							
	Window/Wall Unit	30%			2019	\$800	1		
	Terminal Devices								
	Fan Coil - Cool/Heat	70%			2029	* *	1	\$300	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$700	
	Exhaust Fans								
	Roof	100%			2024	\$1,100	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2023	\$200	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Address : CENTRAL PARK 79TH ST. & WEST DRIVE
Borough : MANHATTAN **Agency's Number** : M010-256D
Program / Asset # : DCA0019.010 / 2590 **Yr Built/Renovated** : 1960 / 1992
Area Sq Ft : 37,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jul-2013 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Roof, Floors 1
Block : 1111 **Lot** : 1 **BIN** : 1083810

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$58,300	\$58,300
Electrical		\$826,200
Mechanical		\$36,000
Total	\$58,300	\$920,500
Importance Code A	\$58,300	\$145,400
Importance Code B		\$775,100
Total	\$58,300	\$920,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture		\$30,300		
Electrical	\$1,700	\$1,800	\$1,400	\$1,400
Mechanical	\$600	\$4,500	\$900	\$400
Total	\$2,300	\$36,700	\$2,300	\$1,800
Importance Code A	\$300	\$100	\$200	
Importance Code B	\$2,100	\$36,600	\$2,100	\$1,800
Importance Code C				
Total	\$2,300	\$36,700	\$2,300	\$1,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$14,600	
Wood	50%			2029	* *	5	\$116,500	
Parapets								
Metal Rail	5%			2037	* *	5-10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Control Booth</i>								
<i>Explanation : Pipe Railing</i>								
No Component	95%							
Roof								
Single Ply Membrane	25%			2024	\$6,900	10	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$17,700	
Wood	80%			2039	* *	5	\$60,700	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Outdoor Seating Area</i>								
<i>Explanation : This Floor Is Actually Outdoor Seating Area</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,400	
Gypsum Board	5%			LIFE	* *	5	\$200	
Ceilings								
Exposed Struc: Steel	25%			LIFE	* *			
No Component	75%							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$51,100	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers								
Dry Type	100%			2022	\$146,900	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 500 Kva, 4160/208/120 Volts</i>								
Feeders								
Cable	100%			2023	\$16,500	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Raceway								
	Conduit	100%			2024	\$43,800	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$2,700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 2000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	50%			2024	\$17,300	5	\$100	
	Molded Case Bkrs	50%			2034	* *	5	\$500	
	Raceway								
	Conduit	80%			2024	\$26,800	1		
	Conduit	20%			2034	* *	1		
	Panelboards								
	Molded Case Bkrs	50%			2032	* *	5	\$500	
	Molded Case Bkrs	50%			2023	\$12,000	5	\$500	
	Wiring								
	Thermoplastic	100%			2034	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2024	\$40,100	10	\$3,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Dining Room							
	Fluorescent	10%			2024	\$40,100	10	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	HID	70%			2024	\$191,300	10	\$900	
	Incandescent	10%			2024	\$40,100	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2024	\$19,500	10	\$3,300	
	Exit, Service	50%			2024	\$2,100	1		
	Exterior Lighting								
	HID	100%			2024	\$151,400	10	\$100	
Alarm									
	Security System								
	Generic	100%			2024	\$121,300	1	\$14,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Cameras							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS
Asset # : 2590

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Heat Pump	10%			2022	\$36,000	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various Areas							
		Explanation : 5 Units							
	No Component	90%							
	Terminal Devices								
	Air Handler	10%			2024	\$2,200	1	\$2,300	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Split Unit	10%			2024	\$18,500			
	Window/Wall Unit	5%			2019	\$4,100	1		
	No Component	85%							
	Terminal Devices								
	Fan Coil - Cool/Heat	10%			2024	\$11,400	1	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$2,100	
	No Component	90%							
	Exhaust Fans								
	Interior	10%			2024	\$4,400	2	\$100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2034	* *	1		
	No Component	80%							
	Water Heater								
	Electric	20%			2022	\$1,200	4	\$100	
	No Component	80%							
	Sanitary Piping								
	Cast Iron	20%			LIFE	* *	1		
	No Component	80%							
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.260 / 14750 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 35,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-Apr-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$152,900
Interior Architecture		\$83,200
Electrical	\$66,600	
Mechanical		\$62,400
Total	\$66,600	\$298,500
Importance Code A		\$215,300
Importance Code B	\$66,600	\$83,200
Total	\$66,600	\$298,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,000	\$1,500		
Interior Architecture	\$27,200	\$5,400		\$8,100
Electrical	\$3,800	\$4,300	\$5,900	\$4,300
Mechanical	\$5,900	\$13,500	\$10,500	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,900	\$28,600	\$20,400	\$20,800
Importance Code A	\$17,200	\$4,400	\$4,200	\$2,900
Importance Code B	\$36,600	\$24,300	\$16,100	\$17,900
Importance Code C				
Total	\$53,900	\$28,600	\$20,400	\$20,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	15%			LIFE	**	5	\$7,400		
Masonry: Brick Cavity	40%			LIFE	**	5	\$31,400		
Metal/Glass Curt Wall	9%			LIFE	**	5	\$13,200		
Metal Panel	1%			2052	**	5-10	\$5,400		
Metal: Cage/Fence	5%			2043	**	5	\$17,200		
Pre-Cast Concrete	30%			LIFE	**	5	\$76,500		
Windows									
Aluminum	85%	2-4	\$2,800	2048	**	5	\$700		
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Metal Louvers	15%			2039	**	10	\$1,500		
Parapets									
Concrete Masonry Unit	20%			LIFE	**	5	\$400		
Masonry: Brick Cavity	50%			LIFE	**	5	\$800		
Pre-Cast Concrete	30%	Now	\$1,700	LIFE	**	5	\$3,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Wall Adjacent To Shark Tank								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Roof									
Single Ply Membrane	75%			2034	**	10	\$76,400		
Skylight, Plastic	25%			2039	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Plexiglas/aluminum Frame								
Interior									
Floors									
Carpet	15%			2027	\$203,100	3	\$32,600		
Cast in Place Concrete	35%			LIFE	**	5	\$83,200		
Steel Grating	10%			2052	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Adjacent To Shark Tank								
	Explanation : Aluminum Decking								
Vinyl Tile	40%			2034	**	3	\$16,300		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Base Of Tank Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$12,200		
Fiberglass Panel	10%			LIFE	**				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shark Tank								
	Explanation : Curved Plexi								
Gypsum Board	30%			LIFE	**	5	\$10,000		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

AcousTileSusp.Lay-In	70%		2043	* *	5	\$38,000
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Exposed Struc: Steel	5%		LIFE	* *		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Metal Decking

Exposed Struc: Wood	5%		LIFE	* *		
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Gypsum Board	20%		LIFE	* *	5	\$13,600
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2046	* *	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 2000 Amperes.

Transformers

Dry Type	100%		2039	* *	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 112.5kva, 480/277/208 Volts

Switchgear / Switchboard

Fused Disc Sw	50%		2046	* *	5	\$100
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Molded Case Bkrs	50%		2046	* *	5	\$500
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Raceway

Conduit	100%		2046	* *	1	
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Panelboards

Fused Disc Sw	10%		2042	* *	5	\$100
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Molded Case Bkrs	90%		2042	* *	5	\$800
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Wiring

Thermoplastic	100%		2046	* *	1	
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Motor Controllers

Locally Mounted	100%		2039	* *	5	\$200
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$500
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Stand-by Power

Transfer Switches

Automatic	100%		2039	* *	1	\$10,800
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Generators

Natural Gas	100%		2035	* *	1	\$13,600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Roof

Explanation : Emergency Generator Rated @ 150kw

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$1,300	
Lighting								
Interior Lighting Fluorescent	99%			2031	* *	10	\$65,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2031	* *	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Closets</i>								
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside Perimeter</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	* *	1-3	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Electrical, Mechanical Rooms And Outside</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	20%			2046	* *	1		
Natural Gas	80%			2046	* *	1		
Conversion Equipment								
Furnace	80%			2031	* *	1	\$28,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Roof Top Package Units</i>								
Radiant Heater	20%			2026	\$62,400	2	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Pool And Pump Areas</i>								
<i>Explanation : 4 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH
Asset # : 14750

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2031	**	2	\$3,600	
			R-22 Refrigerant, Extent : Light, Area Affected : 80%						
			Location : Roof						
			Other Observation, Extent : Light, Area Affected : 80%						
			Location : Roof						
			Explanation : 3 Roof Top Package Units						
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,500	
	Exhaust Fans								
	Roof	100%			2031	**	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2046	**	1		
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Pool And Pump Areas						
			Explanation : Pvc Piping						
	Galv Iron/Steel	10%	Now	\$1,100	2039	**	1		
			Corroded, Extent : Severe, Area Affected : 10%						
			Location : Pump Room						
Water Heater									
	Gas Fired	100%			2024	\$16,500	2	\$1,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Rooms						
			Explanation : 3 Units						
HW Heat Exchanger									
	HTHW/HW	20%			2036	**			
			Other Observation, Extent : Light, Area Affected : 20%						
			Location : Pump Room						
			Explanation : 3 Units						
	No Component	80%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Pool Filter/Treatment									
	Sand	100%			2039	**	4	\$27,000	
Backflow Preventer									
	Generic	100%			2031	**	1	\$4,400	
Fixtures									
	Generic	100%							

Vertical Transport

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM ANIMAL AND AQUATIC HEALTH**

Asset # : 14750

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

Other Observation, Extent : Light, Area Affected : 100%

Location : 1-2

Explanation : 1 Unit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM DISCOVERY COVE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.100 / 2365 **Yr Built/Renovated** : 1985 / 2014
Area Sq Ft : 26,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,1M,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$285,200
Mechanical		\$655,000
Total		\$940,200
Importance Code A		\$285,200
Importance Code B		\$655,000
Total		\$940,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,300		\$21,800	
Interior Architecture				
Mechanical	\$7,500	\$4,100	\$9,700	\$5,700
Total	\$12,800	\$4,100	\$31,400	\$5,700
Importance Code A	\$6,200	\$1,000	\$22,700	\$1,000
Importance Code B	\$6,500	\$3,100	\$8,700	\$4,800
Total	\$12,800	\$4,100	\$31,400	\$5,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	35%			LIFE	* *	5	\$16,500	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick Cavity	35%			LIFE	* *	5	\$26,400	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$49,100	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Window Wall	10%			2045	* *	5	\$28,300	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Windows								
Under Construction	100%							
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	\$3,800	
Masonry: Brick Cavity	35%			LIFE	* *	5	\$3,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : East Roof Decks							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	10%			2045	* *	5	\$3,700	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Pre-Cast Concrete	20%			LIFE	* *	5	\$12,100	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 35%							
	Location : Throughout Coping							
Roof								
Built-Up (BUR)	75%			2025	\$193,000	10	\$43,200	
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Panel	5%			2038	* *	10	\$5,300	
Modified Bitumen	10%			2030	* *	10	\$5,800	
Skylight, Metal/Glass	10%			2035	* *	10	\$19,200	
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Floors

Under Construction 100%

Interior Walls

Under Construction 100%

Ceilings

Exposed Concrete 25% LIFE * * 5 \$1,900

Exposed Struc: Steel 30% LIFE * *

Repairs in Progress, Extent : Light, Area Affected : 100%

Location : Throughout

Under Construction 45%

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Under Construction 100%

Transformers

Under Construction 100%

Switchgear / Switchboard

Under Construction 100%

Raceway

Under Construction 100%

Panelboards

Under Construction 100%

Wiring

Under Construction 100%

Motor Controllers

Under Construction 100%

Ground

Grounding Devices

Under Construction 100%

Stand-by Power

Transfer Switches

Under Construction 100%

Generators

Under Construction 100%

Batteries

Under Construction 100%

Fuel Storage

Under Construction 100%

Lighting

Interior Lighting

Under Construction 100%

Egress Lighting

Under Construction 100%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Lightning Protection

Arresters/Cabling

Under Construction

100%

Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

Under Construction

100%

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Electricity

20%

2035

* *

1

Natural Gas

80%

2035

* *

1

Conversion Equipment

Furnace

60%

2025

\$16,400

1

\$9,700

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 2 Units*

No Component

40%

Distribution

Hot Wtr Piping/Pump

20%

2033

* *

4

\$300

No Component

80%

Terminal Devices

Convector/Radiator

20%

2030

* *

1

\$2,100

Fan Coil Unit/Heat

40%

2025

\$115,200

1

\$4,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout**Explanation : Gas And Electric Unit Heaters*

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

100%

2025

\$464,200

2

\$2,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$18,300

Exhaust Fans

Interior

40%

2025

\$37,000

2

\$400

Roof

50%

2025

\$38,500

2

\$500

Wall Unit

10%

2025

\$4,800

2

\$100

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM DISCOVERY COVE
Asset # : 2365

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2035	* *	1		
	Water Heater Electric	100%			2025	\$5,000	4	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 New Units Installed								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	Pool Filter/Treatment Sand	100%			2038	* *	4	\$12,200	
	Fixtures Generic	100%							
Fire Suppression									
	Standpipe Generic	100%			2045	* *	1-5	\$17,200	
	Sprinkler Generic	100%			2045	* *	1-2	\$9,200	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM EDUCATION/MAINT.
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.000 / 2355 **Yr Built/Renovated** : 1950 / 2014
Area Sq Ft : 11,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$195,300
Electrical		\$96,200
Mechanical	\$57,500	\$234,600
Total	\$57,500	\$526,100
Importance Code A		\$195,300
Importance Code B	\$57,500	\$330,800
Total	\$57,500	\$526,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$64,700		\$4,100	\$300
Interior Architecture	\$45,600	\$200	\$4,100	\$6,000
Electrical			\$200	\$100
Mechanical	\$2,000	\$2,300	\$4,000	\$2,100
Total	\$112,300	\$2,500	\$12,500	\$8,400
Importance Code A	\$65,800	\$1,100	\$5,200	\$1,400
Importance Code B	\$38,000	\$1,300	\$7,200	\$7,100
Importance Code C	\$8,600	\$200		
Total	\$112,300	\$2,500	\$12,500	\$8,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$8,300	
	Masonry: Brick	28%			LIFE	**	5	\$7,400	
	Metal Sect. OHD	10%			2030	**	5	\$8,300	
	Stucco Cement	10%	Now	\$29,900	2038	**	5	\$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Above Warehouse Door And South Facade									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Warehouse Door									
	Weathering Steel	2%	Now	\$34,700	LIFE	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Cracked Support Beam At East Stair Platform									
Windows									
	Aluminum	100%			2041	**	5	\$500	
Parapets									
	Concrete Masonry Unit	65%			LIFE	**	5	\$400	
	Masonry: Brick	25%			LIFE	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff									
	Stucco Cement	10%			2038	**	5	\$100	
Roof									
	Modified Bitumen	100%			2025	\$195,300	10	\$34,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : No Access To Roof On Day Of Survey - No Problems Reported By Maintenance Staff									
Interior									
Floors									
	Carpet	30%			2027	\$136,900	3	\$22,000	
Other Observation, Extent : Light, Area Affected : 65%									
Location : 2nd Floor									
Explanation : New Installation									
	Cast in Place Concrete	35%			LIFE	**	5	\$28,000	
	Ceramic Tile	5%			2028	**	5	\$1,800	
	Vinyl Tile	10%			2030	**	3	\$1,800	
	Wood	20%			2028	**	5	\$13,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%			2034	* *	5	\$400	
	Concrete Masonry Unit	30%	Now	\$6,100	LIFE	* *	5	\$2,200	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Boiler, Water Main And Storage Rooms.								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Weight Room Doorway								
	Explanation : Corroded Steel Lintel								
	Gypsum Board	35%			LIFE	* *	5	\$3,900	
	Masonry: Brick	10%			LIFE	* *			
	Metal Panel	5%	Now	\$2,500	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Storage Area								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Storage Area								
	Plywood/Hardboard	8%			LIFE	* *			
	Wood	10%			LIFE	* *	5	\$7,500	
Ceilings									
	AcousTileSusp.Lay-In	45%			2030	* *	5	\$8,200	
	Embossed Metal	20%	Now	\$3,100	LIFE	* *	5	\$1,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Storage Area								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Storage Area								
	Exposed Concrete	35%	Now	\$20,100	LIFE	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Under Storage Area								
	Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
	Location : Concrete Beams Under Storage Area, Boiler Room								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : Throughout 1st Floor								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	* *	5	\$100	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Electrical Service								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Protector Rated @ 400 Amps								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	* *	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	40%			2045	* *	1		
	Conduit	40%			2025	\$8,700	1		
	Conduit	20%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2041	* *	5	\$200	
	Molded Case Bkrs	10%			2024	\$2,900	5		
	Molded Case Bkrs	20%			2050	* *	5	\$100	
Wiring									
	Thermoplastic	60%			2045	* *	1		
	Thermoplastic	40%			2055	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Main Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2025	\$52,700	10	\$22,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
Egress Lighting									
	Emergency, Battery	50%			2025	\$16,100	10	\$3,000	
	Exit, Service	50%			2025	\$3,200	1		
Exterior Lighting									
	HID	100%			2025	\$43,500	10		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM EDUCATION/MAINT.
Asset # : 2355

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2025	\$10,200	1	\$6,100	
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Warehouse Area- 1st Floor							
	Explanation : 1 Unit							
Hot Water Boiler	40%			2042	* *	1	\$4,800	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Boiler Room							
	Explanation : 1 Unit							
No Component	10%							
Distribution								
Hot Wtr Piping/Pump	40%			2047	* *	4	\$700	
No Component	60%							
Terminal Devices								
Convactor/Radiator	90%			2030	* *	1	\$7,100	
Fan Coil Unit/Heat	10%			2025	\$32,200	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$61,500	2	\$300	
Exterior Pkg Unit - Cooling	50%			2025	\$173,000	2	\$800	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	
Exhaust Fans								
Roof	100%			2020	\$57,500	2	\$800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		
Water Heater								
Electric	100%			2024	\$3,700	4	\$100	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM LABORATORY
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.030 / 2357 **Yr Built/Renovated** : 1965 / 2014
Area Sq Ft : 12,540 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$242,900	\$230,800
Electrical		\$46,300
Mechanical		\$55,000
Total	\$242,900	\$332,100
Importance Code A	\$242,900	\$230,800
Importance Code B		\$101,300
Total	\$242,900	\$332,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,700		\$5,100	
Electrical				
Mechanical	\$400	\$1,000	\$400	\$2,100
Total	\$4,100	\$1,000	\$5,500	\$2,100
Importance Code A	\$3,700		\$5,100	
Importance Code B	\$400	\$1,000	\$400	\$2,100
Total	\$4,100	\$1,000	\$5,500	\$2,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Exterior

Exterior Walls

Masonry: Brick Cavity	65%			LIFE	* *	5	\$24,500	
Metal Panel	3%			2035	* *	5-10	\$7,800	
Pre-Cast Concrete	30%			LIFE	* *	5	\$36,800	
Window Wall	2%			2045	* *	5	\$2,800	

Windows

Aluminum	100%	0-2	\$1,100	2033	* *	5	\$600	
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Caulking Deteriorated, Extent : Light, Area Affected : 100%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 5%

Location : West Facade

Parapets

Metal Rail	75%			2030	* *	5-10	\$283,100	
Pre-Cast Concrete	25%			LIFE	* *	5	\$32,900	

Roof

Modified Bitumen	75%	Now	\$2,600	2030	* *			
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Drains Clogged, Extent : Moderate, Area Affected : 15%

Location : Water Side Of Main Rooftop

Ponding, Extent : Moderate, Area Affected : 15%

Location : Water Side Of Main Rooftop

Single Ply Membrane	5%			2030	* *	10	\$1,600	
Sloped Glazing	20%	Now	\$71,000	LIFE	* *	5	\$82,800	

Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%

Location : Eastern Slope

Interior

Floors

Under Construction	100%							
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Interior Walls

Under Construction	100%							
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Ceilings

Under Construction	100%							
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Under Construction	100%							
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Transformers

Under Construction	100%							
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Switchgear / Switchboard

Under Construction	100%							
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Raceway

Under Construction	100%							
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Panelboards

Under Construction	100%							
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Under Construction	100%							
Motor Controllers								
Under Construction	100%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Exterior Lighting								
HID	100%			2025	\$46,300	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Under Construction	100%							
Conversion Equipment								
No Component	40%							
Under Construction	60%							
Distribution								
Steam Piping/Pump	40%			2035	* *	4	\$500	
Under Construction	60%							
Terminal Devices								
Convactor/Radiator	60%			2030	* *	1	\$3,100	
Under Construction	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$1,200	
Terminal Devices								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM LABORATORY
Asset # : 2357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2025	\$55,000	1-2	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM MAIN AQUARIUM
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.020 / 2356 **Yr Built/Renovated** : 1957 / 2014
Area Sq Ft : 22,100 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$98,000	\$96,900
Interior Architecture		\$946,400
Electrical		\$244,500
Mechanical		\$517,700
Total	\$98,000	\$1,805,500
Importance Code A	\$98,000	\$96,900
Importance Code B		\$827,600
Importance Code C		\$881,000
Total	\$98,000	\$1,805,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,300		\$3,300	\$200
Interior Architecture	\$38,900	\$1,800	\$2,400	\$10,100
Electrical	\$21,600	\$1,500	\$2,000	\$1,300
Mechanical	\$5,800	\$8,000	\$4,800	\$8,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,600	\$15,200	\$16,500	\$23,600
Importance Code A	\$9,400	\$2,100	\$5,500	\$2,300
Importance Code B	\$63,800	\$13,200	\$11,000	\$19,200
Importance Code C	\$4,400			\$2,200
Total	\$77,600	\$15,200	\$16,500	\$23,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	75%	Now	\$98,000	LIFE	* *	5	\$26,800	
			Diagonal Cracks, Extent : Moderate, Area Affected : 25%					
			Location : South Facade - 1st / 2nd Floors					
			Efflorescence, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%					
			Location : East Facade					
			Horizontal Cracks, Extent : Moderate, Area Affected : 20%					
			Location : All Facades					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
Metal/Glass Curt Wall	8%			LIFE	* *	5	\$5,400	
			Corrosion/Rusting, Extent : Light, Area Affected : 20%					
			Location : Throughout					
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Under Canopy Structure					
			Explanation : Folding Glass Panel Enclosure					
Metal Coiling Doors	5%			2038	* *	5	\$5,600	
Stucco Cement	7%			2038	* *	5	\$6,200	
Window Wall	5%			2035	* *	5	\$6,700	
Windows								
Aluminum	25%			2041	* *	5	\$400	
Glass Block	75%			LIFE	* *	5	\$700	
Parapets								
Metal: Cage/Fence	10%			2038	* *	5-10	\$2,300	
			Deteriorated Finish, Extent : Moderate, Area Affected : 15%					
			Location : Perimeter Wood Handrail Under Canopy Structure					
No Component	90%							
Roof								
Built-Up (BUR)	60%			2025	\$96,900	10	\$21,700	
Plaza Roof: Stone Panels	30%			2045	* *			
Not Accessible	10%							
			Other Observation, Extent : Light, Area Affected : 0%					
			Location :					
			Explanation : Fabric Canopy Structure					
Interior								
Floors								
Carpet	50%			2024	\$196,400	3	\$31,500	
Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
Ceramic Tile	5%			2034	* *	5	\$1,600	
Panel/Paver: Cer/Brk	10%			2047	* *	5	\$7,100	
			Other Observation, Extent : Light, Area Affected : 10%					
			Location : Gift Shop					
			Explanation : New Clay Tile					
Terrazzo	5%			LIFE	* *	5	\$1,200	
Vinyl Tile	25%			2025	\$65,400	3	\$3,000	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	10%	Now	\$4,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Foundation Wall</i>								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,500	
Fabric on Framing	25%			2026	\$881,000	5	\$4,400	
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Gypsum Board	15%			LIFE	**	5	\$3,200	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$14,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gift Shop</i>								
<i>Explanation : Laminated Decorative Panels</i>								

Ceilings

AcousTile,Adhered	15%			2030	**	5	\$4,700	
AcousTileConcealSpLn	35%			2038	**	5	\$13,800	
AcousTileSusp.Lay-In	10%			2042	**	5	\$3,200	
Exposed Concrete	20%	Now	\$19,800	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room And Throughout Basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								

Metal Panel	20%			LIFE	**	5	\$7,900	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2055	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amps</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2055	**	5	\$600	
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Raceway

Conduit	65%			2025	\$19,900	1		
Conduit	5%			2045	**	1		
Conduit	30%			2055	**	1		

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	65%			2024	\$14,200	5	\$400	
Molded Case Bkrs	5%			2041	* *	5		
Molded Case Bkrs	30%			2050	* *	5	\$200	
Wiring								
Thermoplastic	65%			2025	\$17,600	1		
Thermoplastic	5%			2045	* *	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers								
Locally Mounted	70%			2023	\$38,400	5	\$100	
Locally Mounted	20%	0-2	\$11,000	2045	* *	5		
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Locally Mounted	10%			2045	* *	5		
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	50%							
Under Construction	50%							
Lighting								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$9,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 And Compact Fluorescent							
Incandescent	50%			2025	\$124,600	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2025	\$13,900	10	\$2,500	
Exit, Service	50%			2025	\$2,800	1		
Exterior Lighting								
HID	100%			2025	\$81,500	10	\$100	
Alarm								
Security System								
No Component	60%							
Generic	40%			2033	* *	1	\$3,300	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2035

* *

1-3

\$10,200

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2035

* *

1

Conversion Equipment

Steam Boiler

100%

2030

* *

1

\$20,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2035

* *

4

\$1,600

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pipes In The Boiler Room*

Terminal Devices

Air Handler

40%

2025

\$44,300

1

\$5,200

Convactor/Radiator

60%

2030

* *

1

\$4,100

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

Conversion Equipment

Interior Pkg Unit -

20%

2023

\$52,900

2

\$300

Cooling

Exterior Pkg Unit -

80%

2025

\$238,200

2

\$1,000

Cooling

Heat Rejection

Remote Air Cond

100%

2025

\$122,800

2

\$14,700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,700

Exhaust Fans

Interior

100%

2025

\$59,400

2

\$600

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2030

* *

1

Water Heater

Gas Fired

100%

2024

\$4,800

2

\$300

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM MAIN AQUARIUM
Asset # : 2356

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger Low Temp	100%			2051	* *	4	\$3,100	
			Recent Installation, Extent : Light, Area Affected : 100%					
			Location : Boiler Room					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2033	* *	4	\$1,600	
			Recent Installation, Extent : Light, Area Affected : 100%					
			Location : Boiler Room					
Pool Filter/Treatment Sand	100%			2030	* *	4	\$7,800	
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$1,600	
			Recent Installation, Extent : Light, Area Affected : 100%					
			Location : Basement					
Backflow Preventer Generic	100%			2030	* *	1	\$1,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Handicap Hoist Outside Of Building					
			Explanation : One Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM SEA CLIFFS EXHIBIT
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.240 / 4125 **Yr Built/Renovated** : 1993 / 2014
Area Sq Ft : 20,614 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$184,900
Mechanical		\$101,100
Total		\$286,100
Importance Code A		\$184,900
Importance Code B		\$101,100
Total		\$286,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture				
Mechanical	\$2,600	\$1,000	\$500	\$1,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$10,400	\$8,900	\$8,400	\$9,600
Importance Code A				
Importance Code B	\$10,400	\$8,900	\$8,400	\$9,600
Importance Code C				
Total	\$10,400	\$8,900	\$8,400	\$9,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	70%			LIFE	* *	5	\$184,900	
	Concrete Masonry Unit	30%			LIFE	* *	5	\$9,900	
	Parapets								
	Cast in Place Concrete	100%			LIFE	* *	5	\$31,600	
	Roof								
	Not Accessible	70%							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Explanation : Covered With Dirt And Vegetation							
	Under Construction	30%							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	* *	5	\$6,700	
	Under Construction	90%							
	Interior Walls								
	Concrete Masonry Unit	30%			LIFE	* *	5	\$12,400	
	Under Construction	70%							
	Ceilings								
	Exposed Concrete	40%			LIFE	* *	5	\$1,900	
	Under Construction	60%							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Under Construction	100%							
	Transformers								
	Under Construction	100%							
	Switchgear / Switchboard								
	Under Construction	100%							
	Raceway								
	Under Construction	100%							
	Panelboards								
	Under Construction	100%							
	Wiring								
	Under Construction	100%							
	Motor Controllers								
	Under Construction	100%							
Ground									
	Grounding Devices								
	Under Construction	100%							
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Under Construction	100%							
Egress Lighting								
Under Construction	100%							
Lightning Protection								
Arresters/Cabling								
Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2024	\$101,100	4	\$1,000	
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Aquarium</i>					
			<i>Explanation : Hot Water Supplied From Main Bldg</i>					
Terminal Devices								
Under Construction	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Replacing Equipment Damaged By Sandy</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Ventilation								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEA CLIFFS EXHIBIT
Asset # : 4125

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater								
	Electric	100%			2025	\$3,100	4	\$100	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
	HW Heat Exchanger								
	Low Temp	100%			2035	* *	4	\$3,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$1,600	
	Pool Filter/Treatment								
	Sand	100%			2030	* *	4	\$7,700	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,800	4	\$1,600	
Vertical Transport									
	Elevators								
	Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM SEASIDE CAFE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.250 / 14346 **Yr Built/Renovated** : 2006 / 2014
Area Sq Ft : 15,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : **Lot** : **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,700		\$6,600	\$700
Interior Architecture	\$36,600			\$1,700
Mechanical	\$2,100	\$1,200	\$2,300	\$1,200
Total	\$61,400	\$1,200	\$8,900	\$3,500
Importance Code A	\$23,400	\$700	\$7,300	\$1,400
Importance Code B	\$38,100	\$500	\$1,600	\$2,200
Total	\$61,400	\$1,200	\$8,900	\$3,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	30%			LIFE	* *	5	\$3,300		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Window Wall	20%			2045	* *	5	\$13,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Wood	50%			2038	* *	5	\$44,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Windows									
Aluminum	100%			2047	* *	5	\$2,600		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
Concrete Masonry Unit	90%			LIFE	* *	5	\$7,000		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Metal Panel	5%			2051	* *	5	\$1,300		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roof									
Cement-Fiber Panel	5%			2038	* *	5	\$1,200		
	Ponding, Extent : Moderate, Area Affected : 15%								
	Location : Atop Walk-in Freezer								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Repairs In Progress								
Metal Panel	25%			2042	* *	10	\$15,800		
	Repairs in Progress, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Single Ply Membrane	70%			2033	* *	10	\$24,100		
Interior									
Floors									
Ceramic Tile	30%			2038	* *	5	\$6,200		
Vinyl Tile	65%	Now	\$33,500	2030	* *	3	\$5,000		
	Adhesion Failure, Extent : Moderate, Area Affected : 25%								
	Location : Eating Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Eating Area								
Under Construction	5%								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Interior

Interior Walls

Under Construction	5%
Under Construction	25%
Under Construction	70%

Ceilings

Under Construction	15%
Under Construction	5%
Under Construction	80%

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Under Construction	100%
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Switchgear / Switchboard

Under Construction	100%
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Raceway

Under Construction	100%
--------------------	------

Panelboards

Under Construction	100%
--------------------	------

Wiring

Under Construction	100%
--------------------	------

Motor Controllers

Under Construction	100%
--------------------	------

Ground

Grounding Devices

Under Construction	100%
--------------------	------

Lighting

Interior Lighting

Under Construction	100%
--------------------	------

Egress Lighting

Under Construction	100%
--------------------	------

Alarm

Security System

Under Construction	100%
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Fire/Smoke Detection

Under Construction	100%
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Natural Gas	100%			2051		**	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM SEASIDE CAFE
Asset # : 14346

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2030	* *	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2030	* *	2	\$800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Interior	100%			2030	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%	Now	\$900	2023	\$3,100	2	\$200	
		Damaged, Extent : Severe, Area Affected : 30%							
		Location : 1st Floor							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : 1st Floor							
		Explanation : Damaged By Hurricane Sandy .							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$3,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : NY AQUARIUM THEATRE
Address : BOARDWALK & W.8TH ST. SURF AVENUE & W. 8TH ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DCA0009.070 / 2358 **Yr Built/Renovated** : 1967 / 2014
Area Sq Ft : 380 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 10-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8698 **Lot** : 1 **BIN** : 3245160

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,700			
Interior Architecture	\$3,900			
Electrical				
Mechanical	\$6,200			
Total	\$11,800			
Importance Code A	\$1,700			
Importance Code B	\$10,100			
Importance Code C				
Total	\$11,800			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Alum/Vinyl Siding	20%			2045	* *	10		
Stucco Cement	20%	Now	\$600	2042	* *	5		

Vertical Cracks, Extent : Severe, Area Affected : 25%

Location : Throughout

No Component	60%
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Windows

Metal Louvers	10%			2028	* *	10		
No Component	90%							

Roof

Modified Bitumen	20%	0-2	\$1,100	2035	* *			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rooftop Of Stadium Pump Room</i>								

No Component	80%
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Interior

Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$100	
Steel Plate	75%	0-2	\$3,900	LIFE	* *	1		

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Underside Of Stadium Steps

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Bleachers

Explanation : This Component Is Actually Aluminum

Vinyl Tile	15%			2030	* *	3		
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Interior Walls

Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5		
No Component	90%							

Ceilings

Exposed Struc: Steel	90%			LIFE	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bleachers</i>								
<i>Explanation : This Is The Structural Component Of The Bleachers</i>								

Gypsum Board	10%			LIFE	* *	5		
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	50%			2035	* *	1		
Conduit	50%			2055	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
NY AQUARIUM THEATRE
Asset # : 2358

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	50%			2033	* *	5		
	Molded Case Bkrs	50%			2050	* *	5		
Wiring									
	Thermoplastic	50%			2035	* *	1		
	Thermoplastic	50%			2055	* *	1		
Motor Controllers									
	Locally Mounted	100%			2045	* *	5		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	30%			2035	* *	10	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
Explanation : T-8 Lamps									
	HID	70%			2035	* *	10		
Egress Lighting									
	Exit, Service	100%			2025	\$100	1		
Exterior Lighting									
	HID	100%			2030	* *	10		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	100%			2035	* *	1		
Terminal Devices									
	Fan Coil Unit/Heat	100%			2025	\$5,700	1	\$100	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%	Now	\$100	2030	* *	1		
Leak Evident, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Pool Filter/Treatment									
	Sand	100%			2038	* *	4	\$18,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outdoors									
Explanation : Outdoor Salt Water Pools For Aquatic Animals									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : P.S.1/INST. FOR CONTEMPORARY ART
Address : 46-01 21ST ST. L.I. CITY @JACKSON AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0026.000 / 1552 **Yr Built/Renovated** : 1889 / 2012
Area Sq Ft : 70,308 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Jan-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT
Block : 75 **Lot** : 1 **BIN** : 4000548

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$168,700	\$209,300
Interior Architecture	\$1,105,100	\$116,600
Electrical		\$518,000
Mechanical		\$442,100
Total	\$1,273,800	\$1,286,000
Importance Code A	\$168,700	\$587,300
Importance Code B	\$1,105,100	\$698,600
Total	\$1,273,800	\$1,286,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$124,800		\$2,900	
Interior Architecture	\$105,100			\$2,800
Electrical	\$16,800	\$1,200	\$1,400	\$1,900
Mechanical	\$36,900	\$25,800	\$21,900	\$18,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$287,600	\$30,900	\$30,200	\$26,700
Importance Code A	\$142,500	\$7,300	\$10,300	\$7,300
Importance Code B	\$95,200	\$23,500	\$19,900	\$19,400
Importance Code C	\$50,000			
Total	\$287,600	\$30,900	\$30,200	\$26,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$23,600	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$36,800	
Masonry: Brick	53%			LIFE	* *	5	\$50,000	
Masonry: Brick	25%			LIFE	* *	5	\$23,600	
Masonry: Brownstone	5%			LIFE	* *	5	\$3,500	
Stucco Cement	5%			2040	* *	5	\$5,900	
Window Wall	2%			2057	* *	5	\$3,500	
Windows								
Aluminum	100%			2043	* *	5	\$9,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast in Place Concrete	3%			LIFE	* *	5	\$2,000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$4,600	
Masonry: Brick	52%			LIFE	* *	5-10	\$11,600	
Masonry: Brick	20%			LIFE	* *	5-10	\$4,500	
Masonry: Brownstone	5%			LIFE	* *	5-10	\$2,100	
Metal Rail	5%			2032	* *	5-10	\$2,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,000	
Slate	5%			LIFE	* *	5	\$300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Cast in Place Concrete	5%	Now	\$29,800	LIFE	**			1	
Expansion Jnt Failure, Extent : Severe, Area Affected : 50%									
Location : At Entrance Platform Egdes Abutting Building									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Into Basement From Courtyard Entrance Above									
Copper/Terne	5%			2055	**	10	\$11,100		
IRMA/Protected Membrane	25%	Now	\$34,500	2027	\$172,500				
Broken Paver Blocks, Extent : Moderate, Area Affected : 20%									
Location : Flat Roof									
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Flat Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Above Lormer Gallery, East Facade - 3rd Floor									
Modified Bitumen	7%			2032	**	10	\$6,200		
Single Ply Membrane	8%	Now	\$2,900	2032	**				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Into Kunst Hall Below									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Above James Turrell Exhibit - 3rd Floor									
Explanation : Removable Roof									
Skylight, Metal/Glass	5%			2047	**	10	\$14,800		
Slate	45%	Now	\$131,900	LIFE	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Roof Penetrations - Various Locations									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$48,600		
Vinyl Tile 9" X 9"	20%	Now	\$238,900	2037	**	3	\$8,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Public Corridors									
Wood	70%	Now	\$751,200	2042	**	5	\$72,900		
Poor Subfloor Evident, Extent : Severe, Area Affected : 25%									
Location : Various Room In Exhibit Space									
Split/Cracked, Extent : Severe, Area Affected : 25%									
Location : Exhibit Space									
Interior Walls									
Gypsum Board	15%			LIFE	**	5-10	\$21,000		
Masonry: Brick	10%			LIFE	**	10	\$2,500		
Plaster	75%			LIFE	**	5-10	\$52,500		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Embossed Metal	15%			LIFE	* *	5	\$14,500	
Gypsum Board	10%			LIFE	* *	5-10	\$37,000	
Masonry: Vault Struct	10%	Now	\$38,500	LIFE	* *			

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Kunst Hall, 2nd Floor

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Kunst Hall, 2nd Floor

Plaster	65%			LIFE	* *	5-10	\$120,300	
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	70%			2027	\$25,300	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room - Basement

Explanation : One 3000 Amps Main Disconnect Switch

Fused Disc Sw	30%			2057	* *	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room - Basement

Explanation : One 1200 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	70%			2027	\$33,400	5	\$200	
Fused Disc Sw	30%			2057	* *	5	\$100	

Raceway

Conduit	80%			2027	\$41,800	1		
Conduit	20%			2057	* *	1		

Panelboards

Fused Disc Sw	5%			2026	\$1,800	5	\$100	
Fused Disc Sw	5%			2052	* *	5	\$100	
Molded Case Bkrs	80%			2026	\$29,200	5	\$1,500	
Molded Case Bkrs	10%			2052	* *	5	\$200	

Wiring

Braided Cloth	30%	2-4	\$14,700	2052	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	50%			2027	\$24,600	1		
Thermoplastic	20%			2057	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	40%			2025	\$57,300	5	\$200	
	Locally Mounted	30%			2044	* *	5	\$100	
	Locally Mounted	10%			2047	* *	5		
	Variable Frequency Drive	20%			2047	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Custodian Office								
	Explanation : New Controllers Under Computerized And Monitored By Bms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,100	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2027	\$93,800	10	\$27,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement And Attic								
	Explanation : T-12 Lamps								
	Fluorescent	50%			2027	\$117,300	10	\$34,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Corridors And Offices 1st, 2nd And 3rd Floors								
	Explanation : Compact Fluorescent Lamps								
	Incandescent	10%			2027	\$87,800	2	\$200	
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$9,000	
	Exit, LED	50%			2055	* *	1		
	Exterior Lighting								
	Fluorescent	100%			2037	* *	10	\$6,400	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2042	* *	5	\$900	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2035	* *	1	\$2,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Public Spaces								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$8,700	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$17,600	2025	\$352,700	1	\$66,100	
		Corroded, Extent : Moderate, Area Affected : 10%						
		Location : #1 Boiler						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Basement Boiler Room						
		Explanation : 2 Units (2 Heat Exchangers Convert Hot Water For Heating Devices)						
Distribution								
Hot Wtr Piping/Pump	90%			2043	* *	4	\$4,900	
Steam Piping/Pump	10%			2047	* *	4	\$500	
Terminal Devices								
Convactor/Radiator	100%			2040	* *	1	\$24,000	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$89,400	1		
No Component	40%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$24,100	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 2nd And 3rd Floor On The South Side						
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2037	* *	1	\$9,200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 2 Unit In The Attaic						
No Component	80%							
Heat Rejection								
Air Condenser Unit	20%			2035	* *	2	\$10,300	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : 1 Unit On The Roof						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$13,100	
No Component	80%							
Exhaust Fans								
Roof	2%			2032	* *	2		
No Component	98%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater								
Electric	100%			2026	\$11,200	4	\$600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
P.S.1/INST. FOR CONTEMPORARY ART
Asset # : 1552

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-roof							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$37,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2037	* *	1-2	\$2,100	
	Chemical System								
	Generic	100%			2025	\$25,500	1-3	\$50,600	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS BOTANICAL GARDEN EDUCATION BLDG
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.060 / 2235 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 2,617 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439683

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$109,500	
Total	\$109,500	
Importance Code A	\$109,500	
Total	\$109,500	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,000	\$800		\$27,100
Interior Architecture	\$2,000	\$300	\$200	\$13,200
Electrical	\$9,300	\$100		\$4,600
Mechanical	\$300	\$200	\$1,100	\$200
Total	\$14,600	\$1,400	\$1,400	\$45,100
Importance Code A	\$3,100	\$900	\$100	\$27,300
Importance Code B	\$11,500	\$300	\$1,200	\$17,900
Importance Code C		\$200		
Total	\$14,600	\$1,400	\$1,400	\$45,100



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Stucco Cement	90%	Now	\$49,800	2031	* *	5	\$8,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : At Main Entrance								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Entrance Lobby And Classroom Adjacent To Looby								
Windows								
Aluminum	100%	2-4	\$59,800	2051	* *	5	\$700	
Air Infiltration, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Panel	5%			2036	* *	5	\$100	
Stucco Cement	95%			2024	\$19,800	5	\$1,600	
Roof								
Asphalt Shingle	10%			2022	\$2,600	10	\$100	
Built-Up (BUR)	65%			2021	\$22,100	10	\$4,900	
Metal Panel	20%	Now	\$800	2031	* *			
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 10%								
Location : North And South Facades								
Sloped Glazing	5%	0-2	\$2,200	LIFE	* *	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Glass Pane At Entrance								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Around Frame At Entrance								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$900	
Ceramic Tile	5%			2029	* *	5	\$200	
Vinyl Tile	45%			2026	\$14,600	3	\$700	
Vinyl Tile	40%			2021	\$13,000	3	\$800	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$400	
Concrete Masonry Unit	25%			LIFE	* *	5	\$800	
Gypsum Board	70%			LIFE	* *	5	\$3,200	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	\$100	
Gypsum Board	90%	Now	\$1,800	LIFE	* *	5	\$4,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Room With Water Main								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$1,400	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 200 Amperes							
	Raceway								
	Conduit	50%			2026	\$15,300	1		
	Conduit	50%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2034	* *	5		
	Molded Case Bkrs	45%			2025	\$6,600	5		
	Molded Case Bkrs	50%			2034	* *	5		
	Wiring								
	Thermoplastic	75%			2026	\$20,300	1		
	Thermoplastic	25%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2024	\$14,800	5		
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$9,300	LIFE	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2021	\$3,800	10	\$400	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Fluorescent	85%			2026	\$21,800	10	\$2,000	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	100%			2021	\$400	1		
	Exterior Lighting								
	HID	100%			2026	\$9,700	10		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2029	* *	5	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$2,300	1	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : C C T V Surveillance Camera							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN EDUCATION BLDG
Asset # : 2235

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2036	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Natural Gas Fired Hot Water Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2034	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2031	* *	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2026	\$11,800	2	\$200	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Electric	100%			2025	\$400	4		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Damaged, Extent : Moderate, Area Affected : 20%								
	Location : Perimeter Of Roof Near Green House Exit								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Around Perimeter Of Roof								
	Explanation : Leaders And Gutters Into Cast Iron Under Ground Piping								
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS BOTANICAL GARDEN GREENHOUSE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.050 / 2234 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 2,394 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518264

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$239,800	\$110,100
Total	\$239,800	\$110,100
Importance Code A	\$239,800	\$110,100
Total	\$239,800	\$110,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$37,600	\$400		
Interior Architecture	\$29,500			
Electrical		\$100	\$100	\$8,700
Mechanical	\$200	\$400	\$100	\$100
Total	\$67,300	\$900	\$100	\$8,800
Importance Code A	\$37,600	\$400		
Importance Code B	\$200	\$500	\$100	\$8,800
Importance Code C	\$29,500			
Total	\$67,300	\$900	\$100	\$8,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE
Asset # : 2234

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	15%	Now	\$3,600	2031	* *	5	\$800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Building Base							
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Window Wall	85%	Now	\$34,000	2036	* *	5	\$6,800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$51,000	2051	* *	5	\$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Louvers	5%			2029	* *	10	\$400	
Roof								
Sloped Glazing	100%	Now	\$188,800	LIFE	* *	5	\$110,100	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$7,800	
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
	Location : Along Central Axis Path							
Interior Walls								
Cast in Place Concrete	100%	Now	\$29,500	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$7,300	5	\$100	
Wiring								
Thermoplastic	100%			2026	\$8,000	1		
Motor Controllers								
Locally Mounted	100%			2024	\$7,000	5		

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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**DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN GREENHOUSE**

Asset # : 2234

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	100%			2021	\$5,100	10	\$2,200	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Lightning Protection								
Arresters/Cabling Generic	100%			2029	* *	5	\$100	
Alarm								
Security System No Component Generic	80%							
	20%			2021	\$1,400	1	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : C C T V Surveillance Camera System								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source HTHW/HW	100%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Education Building								
Explanation : Hot Water Provided From Adjacent Building								
Distribution Hot Wtr Piping/Pump	100%			2034	* *	4	\$200	
Terminal Devices Convactor/Radiator	100%			2031	* *	1	\$800	
Ventilation								
Exhaust Fans Wall Unit	100%			2026	\$3,500	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater Electric	100%			2019	\$400	4		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.040 / 2233 **Yr Built/Renovated** : 1984 /
Area Sq Ft : 1,440 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4518265

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$70,400	\$41,100
Total	\$70,400	\$41,100
Importance Code A	\$70,400	\$41,100
Total	\$70,400	\$41,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$37,500			\$1,000
Interior Architecture	\$200	\$100		
Electrical				\$11,000
Mechanical	\$100	\$300	\$100	
Total	\$37,800	\$400	\$100	\$12,000
Importance Code A	\$37,500			\$1,000
Importance Code B	\$300	\$400	\$100	\$11,000
Importance Code C				
Total	\$37,800	\$400	\$100	\$12,000



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2036	* *	5-10	\$3,800	
Stucco Cement	35%	Now	\$4,600	2031	* *	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Lower Perimeter Walls								
Window Wall	50%	Now	\$4,400	2036	* *	5	\$3,500	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$24,000	2051	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Roof								
Metal Panel	40%	Now	\$4,500	2031	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : North And South Facades								
Sloped Glazing	60%	Now	\$70,400	LIFE	* *	5	\$41,100	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$4,200	
Ceramic Tile	10%			2029	* *	5	\$200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$1,500	
Ceilings								
Gypsum Board	25%	0-2	\$200	LIFE	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : By Water Main								
Metal Panel	15%			LIFE	* *	5	\$200	
No Component	60%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts								
Raceway								
	Conduit	100%			2026	\$3,700	1	
Panelboards								
	Molded Case Bkrs	100%			2025	\$7,300	5	
Wiring								
	Thermoplastic	100%			2026	\$8,000	1	

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset # : 2233

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting Fluorescent	100%			2021	\$3,100	10	\$1,300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Egress Lighting Exit, Service	100%			2021	\$400	1		
	Exterior Lighting HID	100%			2021	\$5,300	10		
Alarm									
	Security System No Component	80%							
	Generic	20%			2021	\$900	1	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : C C T V Surveillance Camera									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source HTHW/HW	100%			2036	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Education Building									
Explanation : Hot Water Provided From Adjacent Building									
	Distribution Hot Wtr Piping/Pump	100%			2034	* *	4	\$100	
	Terminal Devices Convactor/Radiator	100%			2031	* *	1	\$500	
Ventilation									
	Exhaust Fans Wall Unit	100%			2026	\$2,100	2		
Plumbing									
	H/C Water Piping Brass/Copper	100%			2036	* *	1		
	Water Heater Electric	100%			2019	\$200	4		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.080 / 2236 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5107 **Lot** : 200 **BIN** : 4439684

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,900	\$800		
Interior Architecture		\$100		
Electrical	\$100	\$100	\$100	\$4,200
Mechanical	\$300	\$500	\$300	\$500
Total	\$2,200	\$1,400	\$300	\$4,700
Importance Code A	\$2,000	\$1,100	\$100	\$400
Importance Code B	\$200	\$200	\$300	\$4,300
Importance Code C		\$100		
Total	\$2,200	\$1,400	\$300	\$4,700



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset # : 2236

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls

Fiberglass Panel	10%			2039	**	5	\$1,500	
Metal Panel	70%	Now	\$400	2052	**	5	\$5,400	

Deformed/Dented, Extent : Moderate, Area Affected : 5%

Location : West Facade

Metal Coiling Doors	15%			2043	**	5	\$1,900	
Wood	5%			2043	**	5	\$1,000	

Windows

Aluminum	100%			2048	**	5	\$100	
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Roof

Metal Panel	100%			2043	**	10	\$3,200	
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Interior

Floors

Cast in Place Concrete	85%			LIFE	**	5	\$1,700	
Ceramic Tile	5%			2039	**	5		
Vinyl Tile	10%			2034	**	3		

Interior Walls

Ceramic Tile	5%			2039	**	5	\$100	
Gypsum Board	30%			LIFE	**	5	\$400	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Above Window In South Facing Lounge / Office

Metal Panel	65%			LIFE	**			
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Ceilings

Exposed Struc: Steel	90%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2046	**	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 400 Amperes

Raceway

Conduit	100%			2046	**	1		
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Panelboards

Molded Case Bkrs	100%			2042	**	5	\$100	
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Wiring

Thermoplastic	100%			2046	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset # : 2236

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	* *	10	\$3,700	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2031	* *	10		
	Exterior Lighting								
	Fluorescent	100%			2031	* *	10	\$400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	* *	1	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside, Repair Shops							
		Explanation : C C T V Surveillance Cameras							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2052	* *	1		
	Natural Gas	90%			2052	* *	1		
	Conversion Equipment								
	Furnace	25%			2031	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Throughout Office Space							
		Explanation : 4 Through The Wall Gas Fired Space Heaters							
	Heat Pump	10%			2027	\$1,400	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : 2 Wall Hung Heat Pumps							
		Provides Heating For Two Offices.							
	Radiant Heater	65%			2031	* *	2	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Maintenance And Horticulture Shops							
		Explanation : 2 Gas Fired Radiant Space Heaters							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN MAINTENANCE & HORTICULTURE

Asset # : 2236

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	15%			2027	\$8,500	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Various Offices Explanation : Wall Hung Packaged Units							
	Window/Wall Unit	25%			2024	\$2,300	1		
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Offices Explanation : The Heat Pumps Are Accounted For Under Heating Conversion Equipment							
	No Component	50%							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2031	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater								
	Electric	100%			2024	\$700	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Plastic/PVC	100%			2043	* *	1		
	Backflow Preventer								
	Generic	100%			2034	* *	1	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$1,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING
Address : 43-50 MAIN STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0016.010 / 2232 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 16,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Nov-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5107 **Lot** : 200 **BIN** : 4439682

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$47,100
Total		\$47,100
Importance Code B		\$47,100
Total		\$47,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,900			
Interior Architecture	\$2,000	\$800		\$600
Electrical	\$1,100	\$1,400	\$1,100	\$18,300
Mechanical	\$4,300	\$2,000	\$5,100	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,200	\$8,200	\$10,100	\$24,900
Importance Code A	\$16,900		\$1,000	
Importance Code B	\$10,100	\$8,000	\$9,100	\$24,900
Importance Code C	\$200	\$200		
Total	\$27,200	\$8,200	\$10,100	\$24,900



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	35%			LIFE	**	5	\$19,300	
Metal Panel	10%			2052	**	5-10	\$7,600	
Window Wall	10%			2052	**	5	\$4,100	
Wood	45%	0-2	\$12,700	2039	**	5	\$12,400	
Deteriorated Finish, Extent : Light, Area Affected : 35%								
Location : South Facade								
Windows								
Aluminum	100%			2048	**	5	\$2,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Exterior Shading Devices								
Parapets								
Cast in Place Concrete	50%			LIFE	**	5	\$6,400	
Metal Panel	25%			2052	**	5	\$1,200	
Metal Rail	15%			2043	**	5-10	\$3,400	
Pre-Cast Concrete	10%	Now	\$400	LIFE	**	5	\$800	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Underside Of Coping Stones At Green Roof								
Roof								
Cast in Place Concrete	25%			LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium								
Explanation : Green Roof With Vegetation								
IRMA/Protected Membrane	30%			2034	**	10	\$4,800	
Debris on Roof, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 15%								
Location : Roof Scuppers Blocked By Vegetation Growth								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd Floor Roof								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Atop 2nd Floor Roof								
Explanation : Solar Panels								
IRMA/Protected Membrane	5%			2034	**	10	\$800	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Over Auditorium Wing								
Single Ply Membrane	35%			2034	**	10	\$5,600	
Adhesion Failure, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Canopy Over Open Space								
Explanation : This Roof Is Used For Water Collection								
Sloped Glazing	5%			LIFE	**	5	\$10,600	

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2027	\$14,900	3	\$2,400	
Cast in Place Concrete	90%			LIFE	**	5	\$47,100	
Ceramic Tile	5%			2039	**	5	\$1,200	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$400	
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Gypsum Board	40%	0-2	\$200	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Auditorium Windows At Lintel</i>								
Wood	5%			LIFE	**	5	\$1,400	
Ceilings								
AcousTileSusp.Lay-In	10%			2043	**	5	\$2,400	
Exposed Concrete	30%			LIFE	**	5	\$1,100	
Gypsum Board	30%			LIFE	**	5	\$9,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Auditorium Ceiling</i>								
Metal Panel	30%			LIFE	**	5	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underside Of Open Canopy</i>								
<i>Explanation : Roof Above Is Used As A Water Collector</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / Roof</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes And 3- 60 Amperes, 3- 30 Amperes For Solar Panels</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$100	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2039	**	5		
Variable Frequency	80%			2039	**			
Drive								

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	94%			2031	* *	10	\$13,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2031	* *	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Auditorium</i>								
LED	1%			2031	* *			
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$1,900	
Exit, LED	50%			2054	* *	1		
Exterior Lighting								
Fluorescent	50%			2031	* *	10	\$700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
LED	50%			2031	* *			
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Lobby</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2031	* *	1-3	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2052	* *	1		
Conversion Equipment								
Heat Pump	100%			2030	* *	2	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8 Water To Water Heat Pumps</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING
Asset # : 2232

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2048	**	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Dual Temperature Water Piping Observed							
Terminal Devices									
	Air Handler	80%			2034	**	1	\$7,900	
	Fan Coil Unit/Heat	20%			2034	**	1	\$1,000	
Air Conditioning									
Energy Source									
	Electricity	100%			2048	**	1		
Terminal Devices									
	Air Handler/Cool/Ht	50%			2034	**	1	\$5,000	
	Induction Unit	50%			2034	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Variable Air Volume Terminal Units							
Heat Rejection									
	Geothermal	100%			2061	**	1		
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
Exhaust Fans									
	Interior	100%			2034	**	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater									
	Electric	100%			2024	\$2,400	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Rigid Piping	100%			2034	**	4	\$2,500	
Backflow Preventer									
	Generic	100%			2034	**	1	\$1,000	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1-2 Floors							
		Explanation : 1 Unit							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS BOTANICAL GARDEN VISITOR & ADMIN BUILDING

Asset # : 2232

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2052	* *	1-2	\$4,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS MUSEUM
Address : FLUSHING MEADOWS CORONA PARK GRAND CENTRAL PARKWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0020.000 / 1551 **Yr Built/Renovated** : 1938 / 2014
Area Sq Ft : 137,232 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m,ph
Block : 2018 **Lot** : 1 **BIN** : 4458851

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,610,000	\$310,900
Interior Architecture		\$368,600
Electrical		\$726,300
Mechanical	\$88,400	\$384,700
Total	\$1,698,400	\$1,790,400
Importance Code A	\$1,610,000	\$331,400
Importance Code B	\$88,400	\$1,414,600
Importance Code C		\$44,500
Total	\$1,698,400	\$1,790,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,500			
Interior Architecture	\$71,400	\$7,900	\$5,100	\$133,200
Electrical	\$19,600	\$19,200	\$42,700	\$19,200
Mechanical	\$50,600	\$74,900	\$58,700	\$100,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$174,000	\$109,900	\$114,400	\$260,700
Importance Code A	\$38,100	\$13,600	\$13,900	\$13,600
Importance Code B	\$118,900	\$93,500	\$100,500	\$247,100
Importance Code C	\$17,100	\$2,700		
Total	\$174,000	\$109,900	\$114,400	\$260,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%	Now	\$59,700	LIFE	* *	5	\$29,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Penthouse, South Facade, West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Building Base, Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Base								
Explanation : Paited Surfaces								
Granite Panels	5%			LIFE	* *	5	\$4,700	
Panel/Paver: Limestone	55%	Now	\$1,463,400	LIFE	* *	5	\$51,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Facade, East Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : West Facade, East Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Painted Surfaces								
Pre-Cast Concrete	5%			LIFE	* *	5	\$20,300	
Pre-Cast Concrete	15%			LIFE	* *	5	\$60,800	
Window Wall	15%	Now	\$17,600	2055	* *	5	\$35,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : East And West Facades								
Windows								
Aluminum	10%			2050	* *	5	\$100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Stairs								
Glass Block	85%	Now	\$6,600	LIFE	* *	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Penthouse, West Facade								
Metal Louvers	5%			2028	* *	10	\$300	
Parapets								
Metal Panel	100%			2035	* *	5	\$75,900	
Roof								
Single Ply Membrane	20%			2035	* *	10	\$22,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Mezzanine								
Skylight, Metal/Glass	15%			2055	* *	10	\$56,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Over Old Skating Rink								
Spray-on Foam	65%			2035	* *	5	\$97,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2021	\$128,000	3	\$20,500	
		Wrinkling, Extent : Moderate, Area Affected : 25%							
		Location : At Offices							
	Carpet	5%			2026	\$128,000	3	\$15,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$22,500	
	Cast in Place Concrete	50%			LIFE	**	5	\$224,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Rink							
	Ceramic Tile	5%			2034	**	5	\$10,300	
	Wood	15%			2053	**	5	\$57,800	
	Under Construction	15%							
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$5,500	
	Glass Block	5%			LIFE	**			
	Glass: Single Pane	2%			LIFE	**	5	\$1,600	
	Gypsum Board	18%			LIFE	**	5	\$11,800	
	Gypsum Board	50%			LIFE	**	5	\$32,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Old Skating Area							
	Plaster	5%	Now	\$17,100	LIFE	**	5	\$1,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Roof Stairs							
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Roof Stairs							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Roof Stairs							
	Under Construction	15%							
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$51,400	
	Gypsum Board	10%	Now	\$20,300	LIFE	**	5	\$25,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : First Floor Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : First Floor Offices							
	Plaster	5%			LIFE	**	5	\$6,400	
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Ceiling Over Old Skating Rink							
		Explanation : This Component Is Actually Fabric.							
	Under Construction	15%							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2025	\$20,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : Main Service Switch Rated @ 3000 Amperes							
	Fused Disc Sw	50%			2055	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 1							
		Explanation : Main Service Switch Rated @ 4000 Amperes - Recently Installed							
Transformers									
	Dry Type	100%			2030	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room 2							
		Explanation : 1000 Kva, 480/277/120v							
Switchgear / Switchboard									
	Fused Disc Sw	45%			2025	\$35,800	5	\$300	
	Fused Disc Sw	45%			2055	* *	5	\$300	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
	Molded Case Bkrs	10%			2055	* *	5	\$400	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room 1							
Raceway									
	Conduit	50%			2035	* *	1		
	Conduit	50%			2055	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Panelboards									
	Fused Disc Sw	10%			2033	* *	5	\$300	
	Molded Case Bkrs	40%			2033	* *	5	\$1,400	
	Molded Case Bkrs	50%			2050	* *	5	\$1,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Wiring									
	Thermoplastic	50%			2035	* *	1		
	Thermoplastic	50%			2055	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Motor Controllers									
	Locally Mounted	20%			2030	* *	5	\$200	
	Motor Control Center	40%			2030	* *	5	\$1,500	
	Variable Frequency Drive	40%			2045	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	* *	1	\$42,200	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Electrical Room 1						
Generators								
Diesel	100%			2040	* *	1	\$53,100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Outside						
		Explanation : Emergency Generator Rated @ 360 Kw - Recently Installed						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$5,100	
		Recent Installation, Extent : Light, Area Affected : 100%						
		Location : Generator						
Fuel Storage								
Main Tank	100%			2065	* *	5	\$4,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Outside						
		Explanation : 275 Gallon Capacity - Recently Installed						
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$43,400	10	\$12,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
		Location : Offices						
Fluorescent	10%			2030	* *	10	\$12,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
		Location : Mechanical Room						
Fluorescent	5%			2033	* *	10	\$6,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%						
		Location : Lobby						
HID	2%			2033	* *	10	\$100	
Incandescent	40%			2033	* *	2	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : New Galleries						
		Explanation : Track Lights						
Incandescent	33%			2025	\$536,200	2	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Old Galleries						
		Explanation : Track Lights						

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$90,400	10	\$16,600	
Exit, LED	20%			2065	* *	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exit, Service	30%			2025	\$10,800	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	\$15,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras - Recently Installed</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	* *	1-3	\$84,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Recently Installed - Strobe Lights, Manual Pull Stations, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$135,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : #1 Boiler</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Former Ice Rink Side Of Building</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$46,800	2035	* *	4	\$6,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Controls</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$67,900	
Convactor/Radiator	20%			2030	* *	1	\$8,900	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS MUSEUM
Asset # : 1551

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2028	**	1	\$148,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%						
		Location : Penthouse						
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$6,800	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$84,900	
Heat Rejection								
Water Cooling Tower	100%			2023	\$384,700	2	\$138,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,500	
Exhaust Fans								
Interior	80%			2030	**	2	\$3,400	
Roof	20%			2030	**	2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$41,600	2055	**	4	\$13,600	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%						
		Location : Unit Is Too Small To Handle Entire Building						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 1-2						
		Explanation : 2 Units						
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$71,800	
Sprinkler								
No Component	98%							
Generic	2%			2051	**	1-2	\$800	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : QUEENS THEATRE IN THE PARK
Address : FLUSHING MEADOWS CORONA PARK
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCA0032.000 / 3008 **Yr Built/Renovated** : 1964 / 2008
Area Sq Ft : 38,272 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 11-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 2018 **Lot** : 1 **BIN** : 4464056

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$51,300	\$260,000
Interior Architecture		\$1,617,100
Electrical	\$37,400	\$563,600
Mechanical		\$377,900
Total	\$88,700	\$2,818,600
Importance Code A	\$51,300	\$302,100
Importance Code B	\$37,400	\$899,400
Importance Code C		\$1,617,100
Total	\$88,700	\$2,818,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,000	\$800	\$10,600	\$22,100
Interior Architecture	\$13,800	\$1,000	\$2,900	\$9,700
Electrical	\$6,700	\$7,800	\$38,100	\$6,100
Mechanical	\$18,300	\$15,500	\$19,500	\$22,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$81,700	\$32,900	\$79,000	\$67,800
Importance Code A	\$36,900	\$2,600	\$12,600	\$24,000
Importance Code B	\$44,200	\$29,800	\$66,400	\$41,100
Importance Code C	\$600	\$400		\$2,700
Total	\$81,700	\$32,900	\$79,000	\$67,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	50%			LIFE	**	5	\$139,000		
Cast in Place Concrete	15%			LIFE	**	5	\$41,700		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Lobby And Mezzanine Offices									
Explanation : New Addition Built In 2008									
Cast in Place Concrete	10%	Now	\$30,600	LIFE	**	5	\$27,800		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Managers Office In Basement									
Metal Panel	5%			2045	**	5-10	\$19,100		
Metal Panel	3%			2051	**	5-10	\$11,500		
Metal Coiling Doors	5%			2038	**	5	\$8,700		
Window Wall	12%			2051	**	5	\$25,000		
Windows									
Aluminum	20%			2047	**	5	\$300		
Glass Block	80%			LIFE	**	5	\$800		
Parapets									
Cast in Place Concrete	80%			LIFE	**	5	\$51,500		
Copper/Terne	5%			2069	**	5	\$1,500		
Metal/Glass Curt Wall	10%			2051	**	5	\$2,400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Over Mezzanine Offices									
Explanation : This Component Is Actually Glass Panel With Metal Frame									
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000		
Roof									
Copper/Terne	5%			2060	**	10	\$5,400		
IRMA/Protected Membrane	25%			2033	**	10	\$10,800		
Vegetation Growth, Extent : Light, Area Affected : 5%									
Location : Drain At Roof Over Second Floor Offices									
IRMA/Protected Membrane	5%			2033	**	10	\$2,200		
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Over New Lobby									
Metal Panel	65%			2030	**	10	\$51,300		
Interior									
Floors									
Carpet	20%			2024	\$142,800	3	\$22,900		
Carpet	10%			2026	\$71,400	3	\$8,600		
Cast in Place Concrete	20%			LIFE	**	5	\$25,100		
Ceramic Tile	2%			2034	**	5	\$1,100		
Ceramic Tile	3%			2038	**	5	\$1,700		
Marble Panels	17%			LIFE	**	5	\$7,300		
Vinyl Tile	18%			2030	**	3	\$5,200		
Wood	10%			2053	**	5	\$10,700		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE		**			
Ceramic Tile	3%			2038		**	5	\$1,200	
Ceramic Tile	2%			2034		**	5	\$800	
Fabric on Framing	28%			2026	\$1,617,100		5	\$5,400	
Glass: Single Pane	10%			LIFE		**	5	\$2,900	
Gypsum Board	10%			LIFE		**	5	\$2,300	
Gypsum Board	14%			LIFE		**	5	\$3,300	
Plaster	18%			LIFE		**	5	\$2,100	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Managers Office In Basement

Wood	5%			LIFE		**	5	\$7,700	
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Ceilings

AcousTileSusp.Lay-In	10%			2042		**	5	\$5,700	
Exposed Concrete	10%			LIFE		**	5	\$900	
Exposed Struc: Wood	30%			LIFE		**			
Gypsum Board	15%			LIFE		**	5	\$10,700	
Gypsum Board	10%			LIFE		**	5	\$7,200	
Metal Panel	10%			LIFE		**	5	\$7,200	
Plaster	15%			LIFE		**	5	\$5,400	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2045		**	3	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Feeder Switch Rated @ 600 Amperes And 4160 Volts

Transformers

Dry Type	100%			2023	\$134,200		3	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 750 Kva, 4160-208/120v

Feeders

Cable	100%			2024	\$15,100		1		
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Raceway

Conduit	100%			2025	\$40,000		1		
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$2,500		5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated @ 2500 Amps Each

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2038	* *	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kva And 50 Kva</i>						
Switchgear / Switchboard								
Fused Disc Sw	50%			2025	\$15,800	5	\$100	
Fused Disc Sw	45%			2045	* *	5	\$100	
Molded Case Bkrs	5%			2045	* *	5	\$100	
Raceway								
Conduit	80%			2025	\$24,500	1		
Conduit	20%			2045	* *	1		
Panelboards								
Fused Disc Sw	10%			2041	* *	5	\$100	
Molded Case Bkrs	70%			2024	\$15,300	5	\$700	
Molded Case Bkrs	15%			2033	* *	5	\$200	
Molded Case Bkrs	5%			2041	* *	5	\$100	
Wiring								
Thermoplastic	80%			2025	\$21,700	1		
Thermoplastic	20%			2045	* *	1		
Motor Controllers								
Locally Mounted	40%			2023	\$23,600	5	\$100	
Locally Mounted	40%			2030	* *	5	\$100	
Variable Frequency Drive	20%			2042	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Stand-by Power								
Transfer Switches								
Automatic	50%			2030	* *	1	\$5,900	
Automatic	50%			2038	* *	1	\$5,900	
Generators								
Diesel	100%			2034	* *	1	\$14,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 218 Kva Diesel Cummins Genset</i>						
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,400	
Fuel Storage								
Main Tank	100%			2053	* *	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 200 Gallon Capacity</i>						
Lighting								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2020	\$37,400	10	\$3,500	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
	Fluorescent	10%			2030	* *	10	\$3,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : New Addition									
Explanation : T-5 Lamps									
	Fluorescent	20%			2030	* *	10	\$7,000	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Offices									
	Fluorescent	40%			2025	\$149,700	10	\$14,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Offices, Hallways									
	Incandescent	20%			2025	\$74,800	2	\$200	
	Egress Lighting								
	Emergency, Battery	25%			2020	\$12,600	10	\$2,300	
	Emergency, Battery	25%			2030	* *	10	\$2,300	
	Exit, Service	25%			2020	\$1,300	1		
	Exit, Service	25%			2030	* *	1		
	Exterior Lighting								
	HID	100%			2025	\$141,200	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways And Entrance And Exit Doors									
Explanation : C C T V Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Digital	100%			2030	* *	1-3	\$24,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Alarm Bells, Manual Pull Station, Strobe Lights And Smoke Detectors									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2042	* *	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : For New Addition, Basement</i>						
		<i>Explanation : 3 Units</i>						
Hot Water Boiler	50%			2023	\$42,000	1	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : For Old Section, 2nd Floor Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,900	
Terminal Devices								
Air Handler	80%			2025	\$161,200	1	\$18,900	
Convactor/Radiator	10%			2030	* *	1	\$1,200	
Fan Coil Unit/Heat	10%			2025	\$56,000	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	50%			2029	* *	2	\$1,200	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Reciprocating Compr/Chiller	50%			2033	* *	1	\$8,900	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Lower Roof</i>						
Distribution								
Chilled Wtr Pipe/Pump	50%			2045	* *	4	\$900	
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2025	\$79,400	1	\$11,800	
No Component	50%							
Heat Rejection								
Air Condenser Unit	50%			2033	* *	2	\$13,300	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,300	
Exhaust Fans								
Interior	95%			2025	\$39,200	2	\$1,100	
Roof	5%			2030	* *	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%			2023	\$8,700	2	\$600	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
QUEENS THEATRE IN THE PARK
Asset # : 3008

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2030	* *	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2030	* *	1	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-3							
	Explanation : 2 Units - 1 Passenger, 1 Freight							
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$20,000	
Sprinkler								
Generic	100%			2045	* *	1-2	\$10,700	
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$55,000	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.040 / 13418 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$9,100		
Interior Architecture	\$300			\$100
Electrical		\$2,700	\$100	
Mechanical	\$100	\$200	\$100	\$100
Total	\$400	\$12,000	\$200	\$200
Importance Code A	\$100	\$9,300	\$100	\$100
Importance Code B	\$300	\$2,700	\$100	\$100
Importance Code C	\$100			
Total	\$400	\$12,000	\$200	\$200



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY
Asset # : 13418

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement-Fiber Panel	90%			2029	**	10	\$9,100	
Wood Overhead Doors	10%			2037	**	5	\$1,600	
Windows								
Aluminum	5%			2040	**	5		
No Component	95%							
Roof								
Metal Panel	100%			2037	**	10	\$5,700	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$7,000	
Vinyl Tile	15%	2-4	\$200	2029	**	3	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	10%	2-4	\$100	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$400	
Exposed Struc: Steel	90%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 225 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2037	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480-208/120v</i>								
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$100	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BARN OF BOTANY

Asset # : 13418

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2029	* *	10	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	50%			2029	* *	10	\$1,100	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$300	
	Exit, Service	50%			2029	* *	1		
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Furnace	75%			2024	\$2,600	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One Unit							
	No Component	25%							
Ventilation									
	Exhaust Fans								
	Wall Unit	75%			2024	\$2,800	2	\$100	
	No Component	25%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Electric	25%			2019	\$100	4		
	No Component	75%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$200	
	Fixtures								
	Generic	100%							

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.030 / 2414 **Yr Built/Renovated** : 1833 /
Area Sq Ft : 21,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-May-2013 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,104,100	
Interior Architecture	\$975,000	
Electrical	\$467,500	\$37,700
Total	\$2,546,600	\$37,700
Importance Code A	\$1,104,100	
Importance Code B	\$1,281,400	\$37,700
Importance Code C	\$161,000	
Total	\$2,546,600	\$37,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,500			
Interior Architecture		\$17,200		
Electrical	\$22,000	\$41,600	\$1,600	\$1,300
Mechanical	\$6,700	\$22,800	\$1,700	\$1,300
Total	\$51,200	\$81,600	\$3,300	\$2,500
Importance Code A	\$23,300			
Importance Code B	\$28,000	\$81,600	\$3,300	\$2,500
Importance Code C				
Total	\$51,200	\$81,600	\$3,300	\$2,500



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 Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$321,800	LIFE	* *	5	\$33,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	25%	Now	\$388,500	LIFE	* *	5	\$8,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
Windows								
Wood	100%	2-4	\$183,400	2049	* *	5	\$30,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	5%	4+	\$1,400	2029	* *	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood Cornice	95%	Now	\$53,700	2034	* *	5	\$17,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	8%	2-4	\$5,000	2037	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Modified Bitumen	10%	2-4	\$16,200	2034	* *			2
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	80%	0-2	\$74,700	2034	* *			
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
	Location : Main Roof							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor							
Skylight, Metal/Glass	2%	4+	\$82,000	2054	* *			
Interior								
Floors								
Wood	50%	Now	\$647,700	2064	* *	5	\$17,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
	Location : Basement							
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Basement							
Wood	50%			2039	* *	5	\$34,400	
Interior Walls								
Plaster	50%	Now	\$161,000	LIFE	* *	5	\$5,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Basement And Throughout							
Plaster	50%			LIFE	* *	5	\$5,600	
Ceilings								
Plaster	20%	2-4	\$11,500	LIFE	* *	5	\$4,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Plaster	30%	Now	\$154,700	LIFE	* *	5	\$6,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Basement							
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Basement							
Plaster	50%			LIFE	* *	5	\$11,500	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER

Asset # : 2414

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Knife Sw	100%	2-4	\$78,400	2054	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Raceway								
	Conduit	100%			2024	\$37,700	1		
	Panelboards								
	Fused Disc Sw	5%			2023	\$1,600	5		
	Fused Toggle Switch	65%	2-4	\$20,800	2049	* *	5	\$200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Molded Case Bkrs	30%			2032	* *	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$44,000	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	20%			2034	* *	1		
	Lighting								
	Interior Lighting								
	Fluorescent	10%			2019	\$43,100	10	\$2,300	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	HID	20%			2019	\$12,900	10	\$200	
	Incandescent	70%			2019	\$302,000	2	\$400	
	Egress Lighting								
	Emergency, Battery	50%			2019	\$17,700	10	\$3,000	
	Exit, Service	50%			2019	\$4,400	1		
	Exterior Lighting								
	HID	100%			2034	* *	10	\$100	
	Alarm								
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$13,200	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building L							
		Explanation : Steam From Power House							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG C - NEWHOUSE CENTER
Asset # : 2414

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2033	* *	5	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Not Accessible						
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$1,800	
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$7,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2019	\$21,600	1		
			Other Observation, Extent : Light, Area Affected : 40%						
			Location : Throughout						
			Explanation : Units Are Removed During Winter Months						
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 15%						
			Location : Side Yard, Roof Gutters						
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$6,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG D
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.040 / 2390 **Yr Built/Renovated** : 1840 / 2013
Area Sq Ft : 22,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-May-2013 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$230,800	
Interior Architecture	\$51,900	
Mechanical		\$77,100
Total	\$282,700	\$77,100
Importance Code A	\$230,800	
Importance Code B	\$51,900	\$77,100
Total	\$282,700	\$77,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$1,600	\$17,400	
Interior Architecture	\$21,400		\$900	
Electrical	\$1,300	\$10,200	\$2,000	\$1,300
Mechanical	\$4,900	\$3,800	\$5,700	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,500	\$19,500	\$29,900	\$9,000
Importance Code A		\$1,600	\$17,400	
Importance Code B	\$31,500	\$17,900	\$12,500	\$9,000
Importance Code C				
Total	\$31,500	\$19,500	\$29,900	\$9,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Alum/Vinyl Siding	10%			2044	* *	10	\$1,100	
	Masonry: Brick	80%	0-2	\$94,600	LIFE	* *	5	\$29,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	10%	2-4	\$42,800	LIFE	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
	Wood	5%			2049	* *	5	\$3,100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Wood	95%	2-4	\$53,500	2032	* *	5	\$29,700	
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Parapets									
	Metal Rail	100%			2041	* *	5-10	\$65,700	
Roof									
	Clay Tile	80%			2050	* *	10	\$17,400	
	Modified Bitumen	20%			2032	* *	10	\$4,300	
Interior									
Floors									
	Carpet	5%			2023	\$20,100	3	\$2,200	
	Ceramic Tile	5%			2033	* *	5	\$1,500	
	Vinyl Tile	5%			2032	* *	3	\$600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Wood	80%			2052	* *	5	\$44,200	
	Wood	5%	2-4	\$51,900	2064	* *	5	\$1,400	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2037	* *	5	\$1,700	
	Gypsum Board	20%			LIFE	* *	5	\$4,200	
	Plaster	75%			LIFE	* *	5	\$7,800	
Ceilings									
	Plaster	100%	2-4	\$20,700	LIFE	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$600	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$600	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	* *	10	\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Incandescent	70%			2029	* *	2	\$400	
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$2,400	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$13,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building L							
		Explanation : Steam From Power House							
Distribution									
	Steam Piping/Pump	100%			2044	* *	4	\$1,100	
Terminal Devices									
	Convactor/Radiator	100%			2037	* *	1	\$7,200	
Air Conditioning									
	Energy Source								
	District C.W.	75%			2034	* *	1		
	Electricity	25%			2040	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2033	* *	1	\$12,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : One Unit In Basement									
	Interior Pkg Unit - Cooling	25%			2025	\$77,100	2	\$300	
	Exterior Pkg Unit - Cooling	25%			2029	* *	2	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Is Under Construction									
Explanation : Not Accessible									
Distribution									
	Chilled Wtr Pipe/Pump	50%			2044	* *	4	\$600	
	No Component	50%							
Terminal Devices									
	Direct Expansion	25%			2029	* *	1		
	Fan Coil - Cool/Heat	50%			2029	* *	1	\$3,600	
	No Component	25%							
Heat Rejection									
	Air Condenser Unit	25%			2029	* *	2	\$3,900	
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
Exhaust Fans									
	Interior	70%			2029	* *	2	\$500	
	Roof	30%			2029	* *	2	\$200	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2029	* *	1		
Water Heater									
	Electric	100%			2022	\$3,700	4	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$1,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Side Yard And Gutters									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10%									
Location : B, 1-3									
Explanation : 1 Unit									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG D

Asset # : 2390

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2044	* *	1-2	\$6,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG E
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.050 / 2391 **Yr Built/Renovated** : 1879 / 2013
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 28-Jun-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$2,154,800	
Electrical	\$562,900	\$116,100
Mechanical	\$293,700	\$182,500
Total	\$3,011,400	\$298,500
Importance Code B	\$2,687,200	\$298,500
Importance Code C	\$324,200	
Total	\$3,011,400	\$298,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$5,800	\$13,300	\$34,600
Interior Architecture				
Electrical	\$24,000	\$9,100		\$100
Mechanical		\$13,400	\$3,300	\$800
Total	\$24,000	\$28,400	\$16,600	\$35,500
Importance Code A		\$5,800	\$13,300	\$34,600
Importance Code B	\$24,000	\$22,600	\$3,300	\$900
Importance Code C				
Total	\$24,000	\$28,400	\$16,600	\$35,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE		* *		
	Other Observation, Extent : Light, Area Affected : 66%							
	Location : Throughout							
	Explanation : Recent Repair 2013							
Masonry: Brick	70%			LIFE		* *	5	\$24,800
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Granite	5%			LIFE		* *	5	\$1,300
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Masonry: Limestone	23%			LIFE		* *	5	\$6,100
Windows								
Wood	100%			2046		* *	5	\$69,100
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout 2013							
Parapets								
Metal Cornice	50%			2059		* *	10	\$5,800
Wood Cornice	50%			2050		* *	5-10	\$23,700
Roof								
Single Ply Membrane	100%			2032		* *	10	\$18,800
Interior								
Floors								
Wood	100%	2-4	\$1,309,500	2064		* *	5	\$34,800
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : This Building Is Not Occupied							
Interior Walls								
Plaster	100%	2-4	\$324,200	LIFE		* *	5	\$11,300
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Ceilings								
Plaster	100%	Now	\$521,100	LIFE		* *	5	\$23,200
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Second Floor							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$78,400	5	\$600	
Raceway									
	Conduit	100%			2024	\$37,700	1		
Panelboards									
	Fused Disc Sw	5%			2023	\$1,600	5		
	Fused Toggle Switch	75%	2-4	\$24,000	2049	* *	5	\$200	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Molded Case Bkrs	20%			2023	\$6,400	5	\$100	
Wiring									
	Braided Cloth	90%	2-4	\$49,500	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	10%			2024	\$5,500	1		
Lighting									
Interior Lighting									
	Incandescent	100%			2019	\$429,600	2	\$500	
Egress Lighting									
	Exit, Service	100%			2019	\$8,700	1		
Exterior Lighting									
	Incandescent	100%			2019	\$83,800	2		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building L							
	Explanation : Steam Comes From Power House. This Building Is Not Occupied							
Distribution								
Steam Piping/Pump	100%			2024	\$182,500	4	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Tunnel From Building D							
	Explanation : Steam From Power Plant							
Terminal Devices								
Convactor/Radiator	100%	0-2	\$246,900	2044	* *	1	\$7,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Antique Radiators - Original Equipment							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG E

Asset # : 2391

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
District C.W.	100%			2054	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : District Chilled Water Has Been Piped Into Building For Future Construction							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Attic							
	Explanation : Original Wooden Ductwork Used For Natural Ventilation							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$46,800	2037	* *	1		
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Basement Level							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2019	\$11,800	4	\$2,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG F
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.060 / 2392 **Yr Built/Renovated** : 1877 /
Area Sq Ft : 26,684 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$384,800	\$182,700
Interior Architecture	\$507,200	
Electrical	\$486,400	\$368,300
Mechanical		\$479,600
Total	\$1,378,400	\$1,030,600
Importance Code A	\$384,800	\$182,700
Importance Code B	\$943,900	\$848,000
Importance Code C	\$49,600	
Total	\$1,378,400	\$1,030,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$16,600	\$16,300		
Interior Architecture	\$31,500		\$3,400	\$9,100
Electrical	\$22,800	\$44,900	\$1,800	\$2,300
Mechanical	\$34,000	\$14,200	\$2,100	\$1,400
Total	\$104,800	\$75,400	\$7,300	\$12,800
Importance Code A	\$16,600	\$16,300		
Importance Code B	\$57,900	\$59,100	\$7,300	\$12,800
Importance Code C	\$30,400			
Total	\$104,800	\$75,400	\$7,300	\$12,800



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F
Asset # : 2392

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$122,800	LIFE	**	5	\$41,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	5%	Now	\$16,600	2049	**	5	\$200	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : Throughout								
Wood	95%	Now	\$210,800	2049	**	5	\$38,400	
Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Metal Cornice	50%			2052	**	10	\$9,100	
Wood Cornice	50%			2034	**	5-10	\$37,200	
Roof								
Single Ply Membrane	100%	Now	\$51,300	2024	\$102,500			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Interior								
Floors								
Carpet	15%			2023	\$83,700	3	\$10,100	
Ceramic Tile	5%			2033	**	5	\$2,200	
Vinyl Tile	37%	Now	\$137,500	2034	**	3	\$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : South Exit And Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : South Exit And Throughout								
Wood	43%	Now	\$62,000	2039	**	5	\$18,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Gypsum Board	5%			LIFE	**	5	\$1,300	
Gypsum Board	10%	Now	\$17,600	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Masonry: Brick	10%	Now	\$49,600	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Plaster	75%	Now	\$12,800	LIFE	**	5	\$9,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : South Exit, Throughout								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F
Asset # : 2392

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn	25%			2041	**	5	\$14,000	
Plaster	75%	Now	\$258,100	LIFE	**	5	\$21,000	

Broken/Missing Elements, Extent : Severe, Area Affected : 100%

Location : Throughout

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	30%			2034	**	1		
Conduit	70%			2024	\$24,100	1		

Panelboards

Fused Toggle Switch	70%	2-4	\$20,400	2049	**	5	\$200	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	20%			2023	\$5,800	5	\$100	
Molded Case Bkrs	10%			2040	**	5	\$100	

Wiring

Braided Cloth	70%	2-4	\$35,200	2049	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2044	**	1		
Thermoplastic	20%			2024	\$10,100	1		

Motor Controllers

Locally Mounted	100%			2029	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	65%			2019	\$312,000	10	\$17,800	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	5%			2029	**	10	\$1,400	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : 2nd Floor

HID	1%			2024	\$700	10		
Incandescent	29%			2019	\$139,200	2	\$200	

Egress Lighting

Emergency, Battery	5%			2029	**	10	\$400	
Emergency, Battery	45%			2019	\$17,700	10	\$3,200	
Exit, Service	25%			2029	**	1		
Exit, Service	25%			2019	\$2,400	1		

Exterior Lighting

HID	100%			2024	\$98,400	10	\$100	
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Alarm

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Security System

No Component

70%

Generic

30%

2024

\$23,700

1

\$3,000

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic

100%

2024

\$269,900

1-3

\$16,900

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Campus Steam

100%

2034

* *

1

Other Observation, Extent : Light, Area Affected : 100%

Location : Building L

Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100%

2024

\$203,900

4

\$1,500

Terminal Devices

Convactor/Radiator

100%

2022

\$275,800

1

\$9,700

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Window/Wall Unit

20%

2019

\$12,000

1

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

70%

2034

* *

1

Galv Iron/Steel

30%

0-2

\$2,600

2029

* *

1

Corroded, Extent : Moderate, Area Affected : 10%

Location : Basement Level

Sanitary Piping

Cast Iron

100%

Now

\$19,000

LIFE

* *

1

Corroded, Extent : Severe, Area Affected : 30%

Location : Waste Pipes In Basement Corroded Throughout

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG F

Asset # : 2392

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%	0-2	\$10,800	2034	* *	4	\$1,600	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	No Component	75%							
	Generic	25%			2024	\$26,000	1-5	\$3,900	
Sprinkler									
	No Component	75%							
	Generic	25%			2044	* *	1-2	\$2,100	

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Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.070 / 2413 **Yr Built/Renovated** : 1855 / 2013
Area Sq Ft : 36,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$951,700	\$142,600
Interior Architecture	\$1,309,400	\$91,800
Electrical	\$59,000	\$314,800
Total	\$2,320,100	\$549,200
Importance Code A	\$951,700	\$142,600
Importance Code B	\$1,277,200	\$406,600
Importance Code C	\$91,200	
Total	\$2,320,100	\$549,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$68,200			
Interior Architecture	\$104,900			\$6,400
Electrical	\$48,300	\$49,300	\$2,100	\$2,100
Mechanical	\$19,200	\$11,300	\$11,800	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$244,600	\$64,600	\$17,800	\$18,600
Importance Code A	\$68,200	\$100		
Importance Code B	\$176,300	\$64,500	\$17,800	\$18,600
Importance Code C				
Total	\$244,600	\$64,600	\$17,800	\$18,600



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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$311,700	LIFE	* *	5	\$52,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Wood	10%	Now	\$301,200	2044	* *	5	\$14,700	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : G - C Hyphen								
Split/Cracked, Extent : Moderate, Area Affected : 10%								
Location : G/c Hyphen								
Windows								
Wood	100%	Now	\$196,800	2032	* *	5	\$89,700	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen And Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : G - C Hyphen								
Parapets								
Metal Cornice	40%	Now	\$17,400	2052	* *			
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Rail	10%	0-2	\$2,300	2037	* *	5	\$3,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Hyphens G - F And G - H, Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Hyphens G - F And G - H								
Wood Cornice	50%	Now	\$26,400	2034	* *	5	\$12,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Wing, Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : South Wing								
Roof								
Copper/Terne	15%	Now	\$46,000	2052	* *			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Modified Bitumen	10%	Now	\$22,200	2034	* *			1
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%								
Location : Hyphen G - C								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Single Ply Membrane	75%	2-4	\$96,000	2034	* *			2
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Interior

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$91,900	2026	\$91,900	3	\$11,100	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$37,400	LIFE	* *	5	\$16,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Basement							
		Water Penetration, Extent : Severe, Area Affected : 60%							
		Location : Basement							
	Ceramic Tile	10%	Now	\$139,500	2039	* *	5	\$3,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$91,800	2034	* *	3	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen Corridor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen Corridor							
	Vinyl Tile	15%			2024	\$91,800	3	\$5,500	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Wood	40%	Now	\$949,500	2064	* *	5	\$27,600	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	30%			LIFE	* *	5	\$11,600	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Plaster	60%	2-4	\$91,200	LIFE	* *	5	\$11,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	10%			LIFE	* *	5	\$25,900	
Ceilings									
	AcousTileConcealSpLn	10%	2-4	\$11,600	2029	* *	5	\$4,600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	* *	5	\$23,000	
	Plaster	65%			LIFE	* *	5	\$29,900	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Over 600 Volts

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Transformers								
	Dry Type	100%			2022	\$134,200	3	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 600 Kva 4160-480/277 V							
	Feeders								
	Cable	100%			2023	\$15,100	1		
	Raceway								
	Conduit	100%			2024	\$40,000	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$4,700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room - Basement							
		Explanation : Two 1200 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	70%			2022	\$10,800	5	\$100	
	Dry Type	30%			2022	\$4,600	5		
	Switchgear / Switchboard								
	Fused Disc Sw	80%			2024	\$57,300	5	\$100	
	Fused Knife Sw	20%	2-4	\$14,300	2054	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Raceway								
	Conduit	80%			2024	\$27,600	1		
	Conduit	20%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2023	\$2,200	5		
	Fused Knife Sw	5%	2-4	\$2,200	2049	* *	5		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	65%			2023	\$28,500	5	\$600	
	Molded Case Bkrs	25%			2049	* *	5	\$200	
	Wiring								
	Braided Cloth	40%	2-4	\$20,100	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	25%			2054	* *	1		
	Thermoplastic	35%			2024	\$17,600	1		
	Motor Controllers								
	Locally Mounted	75%			2022	\$54,800	5	\$200	
	Locally Mounted	25%			2044	* *	5	\$100	

Ground

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$21,900	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	25%			2034	* *	10	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%			2019		2	\$100	
Egress Lighting								
Emergency, Battery	35%			2019	\$16,900	10	\$3,100	
Emergency, Battery	15%			2034	* *	10	\$1,300	
Exit, LED	15%			2064	* *	1		
Exit, Service	35%			2019	\$4,200	1		
Alarm								
Fire/Smoke Detection								
Generic	100%			2034	* *	1-3	\$22,600	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building L</i>								
<i>Explanation : Steam From Power House</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$12,500	2034	* *	4	\$1,800	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2032	* *	1	\$9,100	
Convactor/Radiator	60%			2029	* *	1	\$7,100	
Air Conditioning								

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G
Asset # : 2413

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Building L						
			Explanation : Chilled Water From Power House						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$1,800	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	* *	1	\$22,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	Water Heater								
	Electric	100%			2022	\$5,600	4	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Providing Hot Water To Adjacent Buildings						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$2,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B, L, 1, 2, 3						
			Explanation : One Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$18,500	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$10,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG G

Asset # : 2413

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Fire Suppression

Chemical System

No Component

Generic

90%

10%

2022

\$2,600

1-3

\$5,100

Dry System, Extent : Light, Area Affected : 100%

Location : Whdr- 400 S - Kitchen

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.080 / 2393 **Yr Built/Renovated** : 1876 / 2000
Area Sq Ft : 26,684 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 29-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$401,800	\$77,800
Interior Architecture	\$671,300	
Electrical	\$426,300	
Total	\$1,499,300	\$77,800
Importance Code A	\$401,800	\$77,800
Importance Code B	\$1,013,500	
Importance Code C	\$84,000	
Total	\$1,499,300	\$77,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$31,200			
Interior Architecture	\$11,700		\$3,200	\$1,900
Electrical	\$21,600	\$16,600	\$2,000	\$1,600
Mechanical	\$18,900	\$17,400	\$1,900	\$1,400
Total	\$83,400	\$34,000	\$7,100	\$4,800
Importance Code A	\$32,000		\$100	
Importance Code B	\$43,700	\$34,000	\$7,100	\$4,800
Importance Code C	\$7,700			
Total	\$83,400	\$34,000	\$7,100	\$4,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	4+	\$55,600	LIFE	* *	5	\$37,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%	2-4	\$48,400	LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%	2-4	\$2,900	2034	* *	5	\$3,900	
	Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Windows								
Wood	100%	2-4	\$219,900	2049	* *	5	\$40,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Metal Cornice	50%	0-2	\$15,600	2039	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood Cornice	50%	Now	\$12,600	2034	* *	5	\$9,100	
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Roof								
Single Ply Membrane	100%	0-2	\$77,900	2034	* *			1
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2023	\$80,400	3	\$9,700	
Ceramic Tile	5%	4+	\$4,100	2033	* *	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	35%	Now	\$124,900	2034	* *	3	\$5,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Wood	45%	4+	\$186,900	2052	* *	5	\$18,100	
	Deteriorated Finish, Extent : Severe, Area Affected : 30%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Gypsum Board		15%	2-4	\$7,700	LIFE	* *	5	\$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Plaster		85%	Now	\$84,000	LIFE	* *	5	\$10,700	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Ceilings									
Plaster		100%	Now	\$275,400	LIFE	* *	5	\$26,900	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$700	
Raceway								
Conduit	90%			2024	\$31,000	1		
Conduit	10%			2044	* *	1		
Panelboards								
Fused Disc Sw	5%			2032	* *	5		
Molded Case Bkrs	95%			2032	* *	5	\$700	
Wiring								
Braided Cloth	40%	2-4	\$20,100	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	50%			2034	* *	1		
Thermoplastic	10%			2044	* *	1		

Lighting								
Interior Lighting								
Fluorescent	20%			2029	* *	10	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2019	\$171,400	10	\$9,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	40%			2019	\$171,400	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$17,600	10	\$3,200	
Exit, Service	50%			2024	\$4,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Exterior Lighting								
	Incandescent	100%			2019	\$83,500	2		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$16,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building L								
	Explanation : Steam From Power House								
Conversion Equipment									
	Pres. Reducing Valve/LP	98%			2033	* *	5	\$1,600	
	Steam								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Not Accessible								
	Radiant Heater	2%			2032	* *	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : 4 Electric Heaters / Some Rooms Were Not Accessible								
Distribution									
	Steam Piping/Pump	100%			2034	* *	4	\$2,000	
Terminal Devices									
	Convactor/Radiator	100%			2029	* *	1	\$8,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
Conversion Equipment									
	Window/Wall Unit	30%			2019	\$16,100	1		
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$15,600	2029	* *	1		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Basement Level								
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : Basement								
	Explanation : Not Accessible								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG H - VISITORS CENTER
Asset # : 2393

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$7,500	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.100 / 2242 **Yr Built/Renovated** : 1894 / 2013
Area Sq Ft : 4,500 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$64,000	
Total	\$64,000	
Importance Code A	\$64,000	
Total	\$64,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,100			
Interior Architecture	\$43,500			
Electrical		\$13,000		
Mechanical	\$8,700	\$100	\$100	\$100
Total	\$86,300	\$13,000	\$100	\$100
Importance Code A	\$34,100			
Importance Code B	\$46,400	\$13,000	\$100	\$100
Importance Code C	\$5,800			
Total	\$86,300	\$13,000	\$100	\$100



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE
Asset # : 2242

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$18,400	LIFE	* *	5	\$3,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Windows								
Wood	100%	Now	\$64,000	2049	* *	5	\$11,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Roof								
Copper/Terne	100%	Now	\$15,700	2052	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Wood	100%	Now	\$25,800	2039	* *	5	\$3,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Plaster	100%	Now	\$5,800	LIFE	* *	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$11,900	LIFE	* *	5	\$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Under Construction	100%							
Transformers									
	Not Accessible	100%							
Switchgear / Switchboard									
	Under Construction	100%							
Raceway									
	Under Construction	100%							
Panelboards									
	Under Construction	100%							
Wiring									
	Under Construction	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Asset # : 2242

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Under Construction	100%							
Ground									
	Grounding Devices								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Incandescent	95%			2019	\$12,900	2	\$100	
	Under Construction	5%							
	Egress Lighting								
	Not Accessible	100%							
	Exterior Lighting								
	Under Construction	100%							
Alarm									
	Security System								
	Not Accessible	100%							
	Fire/Smoke Detection								
	Not Accessible	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building L								
Explanation : Steam Provided From Power House Building L Which is Currently Undergoing Interior Renovation - No Access								
Distribution								
Steam Piping/Pump	100%	0-2	\$5,500	2034	* *	4	\$100	
Corroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior								
Explanation : Building Is Undergoing Interior Renovation - No Access								
Terminal Devices								
Convactor/Radiator	100%	0-2	\$2,500	2022	\$24,700	1	\$800	
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior								
Explanation : Building Is Undergoing Interior Renovation - No Access								

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG K - MATRONS HOUSE

Asset # : 2242

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$800	2022	\$7,800	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior							
		Explanation : Building Is Undergoing Interior Renovation - No Access							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 1st And 2nd Floors							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.110 / 2394 **Yr Built/Renovated** : 1901 / 2013
Area Sq Ft : 9,240 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Apr-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$203,800	
Interior Architecture	\$123,800	
Electrical	\$192,400	\$1,592,100
Mechanical	\$39,100	
Total	\$559,100	\$1,592,100
Importance Code A	\$242,900	\$46,700
Importance Code B	\$316,200	\$1,545,400
Total	\$559,100	\$1,592,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$69,700			
Interior Architecture	\$55,400			
Electrical	\$37,900	\$46,800	\$700	\$500
Mechanical	\$22,300	\$5,200	\$4,300	\$2,000
Total	\$185,300	\$51,900	\$5,000	\$2,500
Importance Code A	\$69,700	\$900	\$800	\$800
Importance Code B	\$84,800	\$51,000	\$4,200	\$1,700
Importance Code C	\$30,800			
Total	\$185,300	\$51,900	\$5,000	\$2,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$135,000	LIFE	* *	5	\$22,900	
	Paint Peeling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Windows								
Metal Louvers	2%	0-2	\$200	2027	\$1,900			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Steel	20%	Now	\$32,800	2049	* *	5	\$4,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Wood	78%	Now	\$68,800	2049	* *	5	\$12,600	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$700	LIFE	* *	5	\$400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	40%	Now	\$600	LIFE	* *	5	\$200	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Wood Cornice	50%	Now	\$2,200	2034	* *	5	\$1,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$9,100	2034	* *			
	Air/Water Blisters, Extent : Severe, Area Affected : 30%							
	Location : Flat Section							
	Vegetation Growth, Extent : Severe, Area Affected : 20%							
	Location : Flat Section							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : Flat Section							
Copper/Terne	75%	0-2	\$24,100	2052	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	60%	2-4	\$7,500	LIFE	* *	5	\$16,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	40%	Now	\$79,300	2052	* *	5	\$4,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$1,500	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	5%	0-2	\$700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	70%	Now	\$19,200	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
Plywood/Hardboard	10%	Now	\$2,900	LIFE	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
SGFT/Glazed Masonry	5%	Now	\$6,600	LIFE	* *			
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT
Asset # : 2394

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Struc: Steel

5% 4+ \$5,000 LIFE * *

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Throughout*

Masonry: Infill Arch

35% Now \$12,100 LIFE * *

*Broken/Missing Elements, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

60% Now \$44,500 LIFE * * 5 \$3,600

*Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%**Location : Throughout*

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw

100% 2024 \$46,700 3

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : No Nameplate Ratings Available*

Transformers

Dry Type

100% 2022 \$292,500 3 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Second Floor Electrical Room**Explanation : Two 750 Kva 4160 - 480/277 V*

Feeders

Cable

100% 2023 \$62,500 1

Raceway

Conduit

100% 2024 \$40,000 1

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2024 \$4,700 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Switches Rated @ 1600 Amperes*

Transformers

Dry Type

100% 2022 \$44,100 5

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 1- 75 Kva, 1- 25 Kva, 480/208/120 Volts*

Switchgear / Switchboard

Fused Knife Sw

20% 0-2 \$119,400 2054 * * 5

*On Extended Life, Extent : Moderate, Area Affected : 20%**Location : Mechanical Room In Basement*

Molded Case Bkrs

80% 2024 \$477,700 5 \$200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	10%			2034	* *	1		
	Conduit	90%			2024	\$588,100	1		
Panelboards									
	Fused Disc Sw	10%			2032	* *	5		
	Fused Toggle Switch	35%	2-4	\$28,400	2049	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 20%									
Location : Basement And Second Floor									
	Molded Case Bkrs	5%			2032	* *	5		
	Molded Case Bkrs	50%			2023	\$40,600	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$8,900	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Thermoplastic	10%			2034	* *	1		
	Thermoplastic	40%			2024	\$7,100	1		
Motor Controllers									
	Locally Mounted	10%			2022	\$700	5		
	Motor Control Center	90%			2037	* *	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2019	\$73,000	10	\$6,800	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	10%			2019	\$10,300	2		
	Exterior Lighting								
	Incandescent	100%			2019	\$28,900	2		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2027	\$6,100	5	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$5,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Smoke Detectors, Horns And Manual Pull Station									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type	Type								
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$39,100	2044	* *	1	\$7,300	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : 2 Units - Basement							
	Distribution								
	Steam Piping/Pump	100%	Now	\$11,200	2044	* *	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Terminal Devices								
	Convactor/Radiator	100%			2029	* *	1	\$2,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2027	\$21,600	1	\$8,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chiller Room - First Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 4 Units Providing Chilled Water To Other Nearby Buildings							
	Distribution								
	Chilled Wtr Pipe/Pump	100%	Now	\$7,800	2044	* *	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Heat Rejection								
	Water Cooling Tower	100%			2022	\$23,000	2	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building L							
		Explanation : Not Accessible At Time Of Survey							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,600	
	Exhaust Fans								
	Roof	30%			2019	\$1,900	2	\$100	
	Wall Unit	70%			2024	\$8,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2019	\$1,200	4	\$100	
	HW Heat Exchanger								
	Low Temp	100%			2034	* *	4	\$1,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG L - POWER PLANT

Asset # : 2394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Plumbing

Fixtures

Generic

100%

Obsolete Fixtures, Extent : Severe, Area Affected : 100%

Location : 1st Floor

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.030 / 2243 **Yr Built/Renovated** : 1880 /
Area Sq Ft : 1,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 26-Apr-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$400	
Interior Architecture		\$700		
Electrical				
Mechanical			\$300	
Total	\$100	\$700	\$800	
Importance Code A			\$400	
Importance Code B	\$100	\$700	\$300	
Importance Code C				
Total	\$100	\$700	\$800	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$1,300	
Windows								
Wood	100%			2040	* *	5	\$900	
Roof								
Slate	100%			LIFE	* *			
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$100	
Quarry Tile	45%			2037	* *	5	\$1,000	
Wood	50%			2039	* *	5	\$1,400	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$100	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Wood	65%			LIFE	* *	5	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2037	* *	5	\$200	
Plaster	10%			LIFE	* *	5	\$100	
Wood	75%			LIFE	* *	5	\$9,800	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5		
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5		
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Incandescent	100%			2024	\$10,700	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$700	10	\$100	
Exit, Service	50%			2024	\$100	1		
Exterior Lighting								
HID	100%			2024	\$7,300	10		

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG N - EDUCATION CENTER
Asset # : 2243

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

Under Construction

100%

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Heating

Energy Source

Campus Steam

100%

2034

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building L**Explanation : Steam From Power House***Air Conditioning**

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2022

\$21,300

2

\$100

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$1,300

Ventilation

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2-5

No Component

95%

Exhaust Fans

Interior

5%

2024

\$100

2

No Component

95%

Plumbing

H/C Water Piping

Brass/Copper

100%

2034

* *

1

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : Could Not Verify The Drainage Trap But There Is A Bathroom On Premises*

Fixtures

Generic

100%

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG P
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.150 / 2395 **Yr Built/Renovated** : 1920 / 2006
Area Sq Ft : 20,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1,3
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,000	\$4,700		\$32,700
Interior Architecture			\$400	\$20,800
Electrical	\$1,100	\$1,100	\$1,800	\$1,500
Mechanical	\$2,500	\$5,700	\$4,800	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,600	\$15,400	\$11,000	\$65,500
Importance Code A	\$25,100	\$5,800	\$1,100	\$33,800
Importance Code B	\$6,500	\$9,700	\$9,800	\$31,800
Importance Code C				
Total	\$31,600	\$15,400	\$11,000	\$65,500



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Alum/Vinyl Siding	10%			2044	**	10	\$1,000	
Masonry: Brick	70%			LIFE	**	5	\$22,100	
Masonry: Limestone	10%	2-4	\$18,400	LIFE	**	5	\$2,400	

*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout*

Pre-Cast Concrete	10%	4+	\$5,600	LIFE	**	5	\$10,300	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout*

Windows

Wood	100%			2046	**	5	\$65,400	
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Parapets

Metal Cornice	100%			2052	**	10	\$7,600	
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Roof

Clay Tile	80%			2044	**	10	\$18,700	
Modified Bitumen	20%			2029	**	10	\$4,700	

Interior

Floors

Granite Panels	90%			LIFE	**	5	\$22,500	
Vinyl Tile	10%			2029	**	3	\$1,200	

Interior Walls

Gypsum Board	100%			LIFE	**	5	\$19,500	
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Ceilings

AcousTileConcealSpLn	100%			2041	**	5	\$41,600	
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : One 400 Amps Main Disconnect Switch*

Transformers

Dry Type	100%			2041	**	5	\$100	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$500	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$500	

Wiring

Thermoplastic	100%			2050	**	1		
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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2032	* *	10	\$13,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	* *	10	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircases, Lobby And Hallway							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2032	* *	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Mechanical Room							
		Explanation : T-12 Lamps							
	Incandescent	20%			2032	* *	2	\$100	
Egress Lighting									
	Emergency, Battery	60%			2032	* *	10	\$3,200	
	Exit, LED	35%			2059	* *	1		
	Exit, Service	5%			2032	* *	1		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2032	* *	1-3	\$12,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$11,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room - Basement					
				Explanation : Not Accessible					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	90%			2037	* *	1	\$6,500	
	Unit Heater-Stm/HW	10%			2029	* *	4	\$200	
Air Conditioning									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG P

Asset # : 2395

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Terminal Devices									
	Fan Coil - Cool/Heat	100%			2029	* *	1	\$7,200	
Heat Rejection									
	Air Condenser Unit	100%			2029	* *	2	\$15,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Yard								
	Explanation : 4 Units, R -22								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,400	
Exhaust Fans									
	Interior	100%			2029	* *	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$5,500	2	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : No Access At Time Of Survey								
HW Heat Exchanger									
	Under Construction	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2029	* *	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1-3								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.170 / 2396 **Yr Built/Renovated** : 1916 /
Area Sq Ft : 12,480 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 16-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$140,200	\$51,600
Electrical		\$267,000
Total	\$140,200	\$318,600
Importance Code A	\$140,200	\$98,300
Importance Code B		\$220,300
Total	\$140,200	\$318,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$47,500			
Interior Architecture	\$600		\$11,400	
Electrical	\$900	\$4,700	\$1,200	\$900
Mechanical	\$3,900	\$2,600	\$4,100	\$1,800
Total	\$52,900	\$7,300	\$16,700	\$2,700
Importance Code A	\$47,500			
Importance Code B	\$5,400	\$7,300	\$16,700	\$2,700
Importance Code C				
Total	\$52,900	\$7,300	\$16,700	\$2,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$27,000	
	Masonry: Granite	2%			LIFE	**	5	\$600	
	Masonry: Marble	18%	Now	\$83,700	LIFE	**	5	\$5,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
	Metal Panel	10%	Now	\$5,800	2034	**	5	\$7,800	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Hyphen Between Great Hall And F Building									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Hyphen Between Great Hall And F Buildings									
	Not Accessible	5%							
Windows									
	Wood	100%	2-4	\$56,600	2032	**	5	\$51,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Hyphen To F Building									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Hyphen To F Building									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Hyphen To F Building									
Parapets									
	Masonry: Brick	90%	Now	\$5,300	LIFE	**	5	\$900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Masonry: Marble	10%	0-2	\$2,000	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Roof									
	Modified Bitumen	100%	Now	\$34,300	2029	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%									
Location : Hyphen And Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Hyphen									
Interior									
Floors									
	Carpet	90%			2023	\$285,200	3	\$34,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
	Ceramic Tile	5%			2033	**	5	\$1,300	
Interior Walls									
	Gypsum Board	75%			LIFE	**	5	\$6,400	
	Wood	25%			LIFE	**	5	\$14,200	
Ceilings									
	Gypsum Board	30%			LIFE	**	5	\$9,500	
	Plaster	70%			LIFE	**	5	\$11,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$46,700	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Transformers								
Dry Type	100%			2022	\$134,200	3	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 225 Kva, 4160/208/120 Volts</i>								
Feeders								
Cable	100%			2023	\$15,100	1		
Raceway								
Conduit	100%			2024	\$40,000	1		
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$31,600	5	\$300	
Raceway								
Conduit	80%			2044	* *	1		
Conduit	20%			2034	* *	1		
Panelboards								
Molded Case Bkrs	30%			2032	* *	5	\$100	
Molded Case Bkrs	70%			2040	* *	5	\$200	
Wiring								
Thermoplastic	80%			2044	* *	1		
Thermoplastic	20%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2029	* *	10	\$1,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Incandescent	90%			2029	* *	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$2,100	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$46,000	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								

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Estimates are rounded to the nearest hundred dollars.*

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection
Generic

100% 2029 * * 1-3 \$7,700
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations And Bells

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Campus Steam

100% 2034 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Building L
Explanation : Steam From Power House

Distribution

Steam Piping/Pump

100% 2034 * * 4 \$1,300

Terminal Devices

Air Handler

20% 2024 \$17,900 1 \$2,100

Convactor/Radiator

80% 2029 * * 1 \$4,400

Air Conditioning

Energy Source

District C.W.

70% 2034 * * 1
Other Observation, Extent : Light, Area Affected : 60%
Location : Building L
Explanation : Chilled Water From Power House

Electricity

30% 2032 * * 1

Conversion Equipment

Reciprocating
Compr/Chiller

30% 2024 \$16,900 1 \$2,400
R-22 Refrigerant, Extent : Light, Area Affected : 30%
Location : Courtyard

No Component

70%

Distribution

Chilled Wtr Pipe/Pump

70% 2034 * * 4 \$900

No Component

30%

Terminal Devices

Air Handler/Cool/Ht

70% 2024 \$14,800 1 \$7,400

No Component

30%

Heat Rejection

Remote Air Cond

30% 2024 \$8,900 2 \$3,600

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$9,500

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG R - GREAT HALL

Asset # : 2396

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2024	\$18,300	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	30%			2019	\$800	4		
	No Component	70%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Building G							
		Explanation : Hot Water From Adjacent Building							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$500	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 2%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2034	* *	1-2	\$2,400	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.190 / 2397 **Yr Built/Renovated** : 1892 / 1997
Area Sq Ft : 16,368 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$352,300	\$36,800
Interior Architecture	\$179,100	
Electrical	\$53,800	\$17,900
Total	\$585,300	\$54,700
Importance Code A	\$352,300	\$36,800
Importance Code B	\$191,900	\$17,900
Importance Code C	\$41,100	
Total	\$585,300	\$54,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$48,300	\$20,800	\$2,600	
Interior Architecture	\$29,600		\$222,600	\$8,900
Electrical	\$900	\$22,700	\$1,500	\$900
Mechanical	\$3,000	\$5,600	\$6,100	\$2,700
Total	\$81,800	\$49,100	\$232,700	\$12,600
Importance Code A	\$48,300	\$21,100	\$2,600	
Importance Code B	\$31,000	\$28,000	\$230,100	\$12,600
Importance Code C	\$2,500			
Total	\$81,800	\$49,100	\$232,700	\$12,600



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 Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL
Asset # : 2397

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$11,500	
Copper/Terne	3%	4+	\$12,800	2044	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands								
Masonry: Brick	80%	Now	\$216,600	LIFE	**	5	\$36,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner								
Masonry: Limestone	2%	Now	\$9,800	LIFE	**	5	\$700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Horizontal Bands								
Masonry: Marble	10%	2-4	\$25,700	LIFE	**	5	\$3,400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Wood	15%			2040	**	5	\$5,200	
Wood	85%	2-4	\$80,100	2049	**	5	\$14,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Cornice	50%			2052	**	10	\$11,600	
Wood Cornice	50%			2034	**	5-10	\$47,400	
Roof								
Copper/Terne	100%			2059	**	10	\$55,600	
Interior								
Floors								
Carpet	65%	2-4	\$11,100	2020	\$222,600	3	\$26,800	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2037	**	5	\$4,100	
Wood	25%	Now	\$11,100	2039	**	5	\$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stair To Control Room								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Stair To Control Room								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2033	* *	5	\$700	
	Gypsum Board	10%			LIFE	* *	5	\$800	
Recent Replace Evident, Extent : Moderate, Area Affected : 100%									
Location : Basement Under Front Steps									
	Masonry: Brick	40%	2-4	\$41,100	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Plaster	25%			LIFE	* *	5	\$1,000	
	Plaster	20%	Now	\$2,100	LIFE	* *	5	\$800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Auditorium									
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Auditorium									
Ceilings									
	Exposed Struc: Wood	60%	2-4	\$101,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Infill Arch	5%	4+	\$4,900	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	35%	Now	\$37,000	LIFE	* *	5	\$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Auditorium									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Auditorium									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	3	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings								
Transformers								
Dry Type	100%			2029	* *	3	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 750 Kva, 4160/208/120 Volts								
Feeders								
Cable	100%			2032	* *	1		
Raceway								
Conduit	100%			2034	* *	1		

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2044	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Protector Rated @ 1200 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$400	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2024	\$17,900	10	\$1,700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	40%			2029	* *	10	\$6,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Light Fixtrures							
	HID	10%			2029	* *	10	\$100	
	HID	10%			2019	\$12,200	10	\$100	
	Incandescent	30%			2019	\$53,800	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$2,200	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2029	* *	10	\$100	
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$10,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations And Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG T - MUSIC HALL

Asset # : 2397

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From Power House Building " L "						
	Distribution								
	Steam Piping/Pump	100%			2044	* *	4	\$900	
	Terminal Devices								
	Air Handler	100%			2029	* *	1	\$11,400	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Chilled Water From Power House Building " L "						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	* *	1	\$11,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,200	
	Exhaust Fans								
	Interior	100%			2029	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2019	\$2,800	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$5,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.230 / 2252 **Yr Built/Renovated** : 1847 /
Area Sq Ft : 4,428 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$63,000	
Interior Architecture	\$38,900	
Total	\$102,000	
Importance Code A	\$63,000	
Importance Code B	\$38,900	
Total	\$102,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$46,100			
Interior Architecture	\$39,800			
Electrical	\$300	\$24,900	\$300	\$300
Mechanical	\$300	\$2,000	\$400	\$400
Total	\$86,500	\$26,900	\$700	\$600
Importance Code A	\$46,400	\$300	\$300	\$300
Importance Code B	\$28,700	\$26,600	\$500	\$300
Importance Code C	\$11,500			
Total	\$86,500	\$26,900	\$700	\$600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$27,100	LIFE	* *	5	\$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 60%								
Location : Throughout								
Windows								
Wood	100%	Now	\$63,000	2049	* *	5	\$11,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Parapets								
Metal Cornice	50%	Now	\$700	2039	* *			1
Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Wood Cornice	50%	Now	\$1,100	2054	* *	5	\$200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Roof								
Metal Panel	100%	0-2	\$17,300	2037	* *			1
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$8,000	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Wood	80%	2-4	\$20,300	2039	* *	5	\$3,000	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Plaster	100%	Now	\$11,500	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Ceilings								
Plaster	100%	Now	\$38,900	LIFE	* *	5	\$1,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,400	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : No Available Nameplate Ratings, Enclosure Missing							
	Raceway								
	Conduit	100%			2024	\$3,700	1		
	Panelboards								
	Molded Case Bkrs	100%			2023	\$7,300	5	\$100	
	Wiring								
	Thermoplastic	100%			2024	\$8,000	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2019	\$2,800	10	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	50%			2019	\$6,700	2		
	Exterior Lighting								
	Incandescent	100%			2019	\$13,900	2		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2029	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%			2024	\$17,900	4	\$100	
	Terminal Devices								
	Convactor/Radiator	100%			2022	\$24,300	1	\$900	
Air Conditioning									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN BLDG X - GOVERNORS HOUSE
Asset # : 2252

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2019	\$1,100	1		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2034	* *	1		
	Galv Iron/Steel	60%			2022	\$4,600	1		
	Water Heater								
	Gas Fired	100%			2019	\$600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : 1st And 2nd Floors								
	Obsolete Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.020 / 13419 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 2,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$138,600	\$92,800
Total	\$138,600	\$92,800
Importance Code A	\$138,600	\$92,800
Total	\$138,600	\$92,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,000			
Interior Architecture	\$3,100			
Electrical				
Mechanical	\$1,300	\$200	\$300	\$200
Total	\$28,400	\$300	\$300	\$200
Importance Code A	\$24,100	\$100	\$100	\$100
Importance Code B	\$4,300	\$100	\$200	\$100
Total	\$28,400	\$300	\$300	\$200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	40%	2-4	\$15,200	LIFE	* *	5	\$13,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Glass: Special Gauge	40%	2-4	\$59,000	LIFE	* *	1			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	20%	2-4	\$8,100	LIFE	* *	5	\$1,400		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Windows									
Metal Louvers	5%	2-4	\$100	2033	* *				
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Wood	5%	2-4		2040	* *	5	\$100		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
No Component	90%								
Roof									
Slate	10%	2-4	\$600	LIFE	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Sloped Glazing	90%	0-2	\$79,600	LIFE	* *	5	\$92,800		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	20%	2-4	\$800	LIFE	* *	5	\$1,800		
	Misaligned/Bulging, Extent : Light, Area Affected : 10%								
	Location : Entrances To Each Wing From Rotunda								
Panel/Paver: Cer/Brk	20%	2-4	\$1,900	2032	* *	5	\$900		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
No Component	60%								
Ceilings									
Gypsum Board	10%	4+	\$400	LIFE	* *	5	\$500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
No Component	90%								
Electrical									
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical And Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$100	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$600	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HID	90%			2024	\$19,800	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (2) Gas Fired Hot Water Boilers</i>								
Distribution								
Ductwork/Diffusers	30%	0-2	\$600	LIFE	* *	2-5	\$500	
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Deteriorated Nylon Supply Air Duct</i>								
Hot Wtr Piping/Pump	70%	0-2	\$500	2040	* *	4	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Utility Room, 1 Of 2 Hot Water Pump Defective</i>								
Terminal Devices								
Convactor/Radiator	50%			2037	* *	1	\$500	
Fan Coil Unit/Heat	50%			2029	* *	1	\$500	
Plumbing								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CARL GRILLO GLASS HOUSE
Asset # : 13419

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Utility Room							
		Explanation : Serves Boiler							
Fixtures									
	Generic	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Utility Room							
		Explanation : Slop Sink							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.010 / 13388 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 8,600 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-May-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$74,000	
Total	\$74,000	
Importance Code B	\$74,000	
Total	\$74,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$68,200		\$100	
Interior Architecture	\$18,300			
Electrical			\$100	
Mechanical			\$800	
Total	\$86,500		\$1,000	
Importance Code A	\$68,200		\$100	
Importance Code B	\$11,700		\$900	
Importance Code C	\$6,600			
Total	\$86,500		\$1,000	



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	80%	0-2	\$28,000	2037	* *	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	20%	0-2	\$16,100	2037	* *	5	\$3,100	
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout Walls And Folding Doors							
	Windows								
	Wood	5%			2040	* *	5	\$200	
	No Component	95%							
	Roof								
	Clay Tile	100%	Now	\$24,000	2044	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	10%	Now	\$700	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	90%	Now	\$74,000	2040	* *	5	\$7,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Uneven Surface, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Interior Walls								
	Plaster	100%	0-2	\$6,600	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Ceilings								
	Exposed Struc: Wood	100%	2-4	\$11,000	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2037	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kva 408hv-208/120lv									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN CHINESE SCHOLARS GARDEN
Asset # : 13388

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5		
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2040	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
Lighting									
	Interior Lighting								
	Incandescent	100%			2029	* *	2	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2024	\$10,800	4	\$1,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.250 / 2398 **Yr Built/Renovated** : 1885 / 2000
Area Sq Ft : 2,664 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-May-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,900	\$600		
Interior Architecture	\$15,900			
Electrical	\$14,200	\$10,100	\$200	\$200
Mechanical	\$300	\$1,200	\$400	\$300
Total	\$39,300	\$11,900	\$600	\$500
Importance Code A	\$9,100	\$800	\$200	\$200
Importance Code B	\$24,500	\$11,100	\$400	\$200
Importance Code C	\$5,700			
Total	\$39,300	\$11,900	\$600	\$500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset # : 2398

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	92%			LIFE	* *	5	\$4,400	
	Masonry: Limestone	2%			LIFE	* *	5	\$100	
	Slate Panels	1%			LIFE	* *	5		
	Wood	5%			2029	* *	5	\$1,200	
	Windows								
	Wood	100%	2-4	\$3,600	2040	* *	5	\$6,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Parapets								
	Wood Cornice	100%	2-4	\$5,300	2034	* *	5	\$6,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Roof								
	Modified Bitumen	10%			2024	\$3,500	10	\$600	
	Slate	50%			LIFE	* *			
	Not Accessible	40%							
Interior									
	Floors								
	Cast in Place Concrete	8%	2-4	\$100	LIFE	* *	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%			2027	\$3,300	5	\$200	
	Vinyl Tile	2%	2-4	\$600	2034	* *	3		
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Wood	85%	2-4	\$9,500	2052	* *	5	\$2,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Interior Walls								
	Masonry: Brick	20%	2-4	\$1,300	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	80%	2-4	\$4,300	LIFE	* *	5	\$800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Ceilings								
	Plaster	100%			LIFE	* *	5	\$2,200	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset # : 2398

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Main Service Switch Rated @ 100 Amperes							
	Transformers								
	Dry Type	100%			2037	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Kva 480-208/120 V							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	* *	5	\$100	
	Raceway								
	Conduit	80%			2024	\$2,900	1		
	Conduit	20%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	30%			2040	* *	5		
	Molded Case Bkrs	70%			2040	* *	5	\$100	
	Wiring								
	Braided Cloth	60%	2-4	\$4,800	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2044	* *	1		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2019	\$1,000	10	\$400	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	20%			2019	\$1,000	10	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	60%			2019	\$7,100	2		
Alarm									
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detector							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 2

Asset # : 2398

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$2,300	
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%			2024	\$15,800	4	\$100	
	Terminal Devices								
	Convactor/Radiator	100%			2022	\$21,300	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2019	\$900	1		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2024	\$6,700	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0039.050 / 13420 **Yr Built/Renovated** : 1885 / 2000
Area Sq Ft : 2,664 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 09-May-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,500			
Interior Architecture	\$7,900			
Electrical	\$200	\$12,300	\$300	\$300
Mechanical	\$100	\$13,400	\$200	\$100
Total	\$22,700	\$25,800	\$500	\$400
Importance Code A	\$14,500	\$100	\$100	\$100
Importance Code B	\$7,600	\$25,700	\$400	\$300
Importance Code C	\$600			
Total	\$22,700	\$25,800	\$500	\$400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	87%	2-4	\$3,600	LIFE	* *	5	\$2,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	2%	2-4	\$600	LIFE	* *	5		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Slate Panels	1%	2-4	\$100	LIFE	* *	5		
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	10%	0-2	\$1,400	2029	* *	5	\$600	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Wood	100%	2-4	\$1,100	2040	* *	5	\$900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Metal Cornice	100%	2-4	\$7,600	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Copper/Terne	50%			2052	* *	10	\$1,500	
	Slate	50%			LIFE	* *			
Interior									
Floors									
	Cast in Place Concrete	5%	2-4	\$100	LIFE	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Ceramic Tile	5%	2-4	\$200	2033	* *	5	\$100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Wood	90%	4+	\$7,000	2052	* *	5	\$1,900	
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	100%	2-4	\$600	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	Gypsum Board	100%			LIFE	* *	5	\$2,800	

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$100	
Wiring								
Thermoplastic	100%			2034	* *	1		
Lighting								
Interior Lighting								
Fluorescent	10%			2019	\$300	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	60%			2024	\$2,100	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Incandescent	30%			2019	\$2,500	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$1,100	10	\$200	
Exit, Service	50%			2024	\$200	1		
Exterior Lighting								
Incandescent	100%			2019	\$9,100	2		
Alarm								
Security System								
Generic	100%			2029	* *	1	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station And Strobe Lights, Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$100	

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN COTTAGE 5 - GIFT SHOP
Asset # : 13420

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2029	* *	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2019	\$700	1		
	No Component	80%							
Ventilation									
	Exhaust Fans								
	Roof	20%			2024	\$300	2		
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$400	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2019	\$11,800	4	\$2,500	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

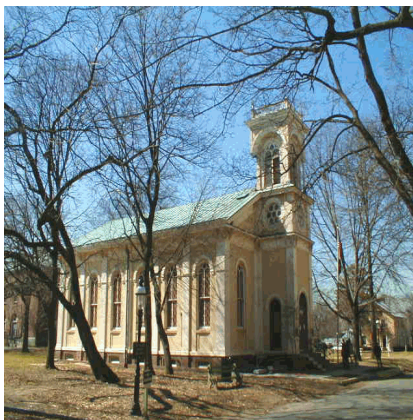
Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Address : 1000 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0024.180 / 2657 **Yr Built/Renovated** : 1856 / 1986
Area Sq Ft : 8,084 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-May-2013 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$89,500	
Mechanical		\$84,500
Total	\$89,500	\$84,500
Importance Code B	\$89,500	\$84,500
Total	\$89,500	\$84,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$57,200		\$10,700	
Interior Architecture	\$110,100	\$1,000	\$100	\$3,800
Electrical	\$500	\$56,000	\$500	\$600
Mechanical	\$1,200	\$2,100	\$2,600	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$173,000	\$63,000	\$17,800	\$9,300
Importance Code A	\$57,200	\$100	\$10,700	\$100
Importance Code B	\$114,500	\$62,900	\$7,100	\$9,200
Importance Code C	\$1,300			
Total	\$173,000	\$63,000	\$17,800	\$9,300



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$18,300	LIFE	* *	5	\$11,300	
Spalling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	4+	\$3,300	2029	* *	5	\$1,500	
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Tower								
Windows								
Wood	98%			2040	* *	5	\$21,400	
Wood	2%	Now	\$1,300	2049	* *	5	\$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Tower								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Tower								
Explanation : These Are Actually Wood Louvers								
Parapets								
Wood Cornice	98%	Now	\$19,300	2034	* *	5	\$25,300	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Wood Rail	2%	Now	\$1,400	2029	* *	5	\$600	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Tower								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 25%								
Location : Tower								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Tower								
Roof								
Copper/Terne	100%	Now	\$13,500	2052	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Carpet	75%	0-2	\$103,700	2026	\$103,700	3	\$11,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Ceramic Tile	10%			2033	* *	5	\$1,000	
Vinyl Tile	5%			2029	* *	3	\$200	
Wood	10%			2039	* *	5	\$1,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Gypsum Board	30%			LIFE	* *	5	\$1,200		
Plaster	45%	Now	\$1,300	LIFE	* *	5	\$900		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Wood	25%			LIFE	* *	5	\$6,800		
Ceilings									
AcousTileConcealSpLn	10%			2037	* *	5	\$1,300		
Gypsum Board	25%			LIFE	* *	5	\$3,200		
Plaster	65%	Now	\$4,600	LIFE	* *	5	\$4,100		
Paint Peeling, Extent : Moderate, Area Affected : 5%									
Location :									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2029	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 45 Kva 480-208/120v									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2034	* *	5	\$200	
Raceway									
	Conduit	100%			2034	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2032	* *	5	\$200	
Wiring									
	Thermoplastic	100%			2034	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2024	\$3,200	10	\$1,200	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fluorescent		30%			2024	\$4,800	10	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Incandescent		50%			2019	\$18,900	2	\$100	
	Explanation : Compact Fluorescent Light Fixtures								
Egress Lighting									
Emergency, Battery		50%			2024	\$4,900	10	\$800	
	Exit, Service	50%			2024	\$1,000	1		
Exterior Lighting									
Fluorescent		100%			2019	\$27,700	10	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Front Only								
	Explanation : Cfl (Compact Fluorescent Light Fixtures)								
Alarm									
Security System									
No Component		70%							
	Generic	30%			2019	\$7,800	1	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Intrusion Alarm Only								
Fire/Smoke Detection									
Generic		100%			2019	\$89,500	1-3	\$5,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Horns, Smoke Detectors And Manual Pull Station								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Campus Steam	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building L								
	Explanation : Steam From Power House								
Conversion Equipment									
HTHW/HW Exchanger		100%			2033	* *	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
Distribution									
Hot Wtr Piping/Pump		100%			2032	* *	4	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
SNUG HARBOR CULT CNTR & BOTN GDN VETERANS MEMORIAL HALL
Asset # : 2657

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2024	\$23,400	1	\$2,500	
	Convactor/Radiator	40%			2029	* *	1	\$900	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2034	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Building L								
	Explanation : Chilled Water From Power House								
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2034	* *	4	\$500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2024	\$30,700	1	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
	Exhaust Fans								
	Interior	100%			2024	\$8,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2019	\$1,100	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, G, I								
	Explanation : One Unit For Handicap								
Fire Suppression									
	Sprinkler								
	Generic	100%			2024	\$84,500	1-2	\$1,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN IS. INST. ARTS & SCIENCES BUILDING A
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.010 / 2400 **Yr Built/Renovated** : 1879 / 2014
Area Sq Ft : 24,448 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$104,000	\$35,500
Total	\$104,000	\$35,500
Importance Code A	\$104,000	\$35,500
Total	\$104,000	\$35,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$3,900	\$3,900	\$3,900	\$3,900
Importance Code A				
Importance Code B	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$3,900	\$3,900	\$3,900	\$3,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Exterior

Exterior Walls

Masonry: Brick 75% LIFE * * 5 \$24,200

Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Throughout

Masonry: Granite 5% LIFE * * 5 \$1,200

Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Entrance Steps

Masonry: Limestone 20% LIFE * * 5 \$4,800

Recent Repair Evident, Extent : Light, Area Affected : 50%
Location : Throughout

Windows

Wood 100% 2050 * * 5 \$71,000

Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout

Parapets

Metal Cornice 100% 2053 * * 10 \$21,600

Roof

Metal Panel 98% 2038 * * 10 \$68,500

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout
Explanation : Lead Coated

Skylight, Metal/Glass 2% 2045 * * 10 \$2,500

Interior

Floors

Under Construction 100%

Interior Walls

Under Construction 100%

Ceilings

Under Construction 100%

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Under Construction 100%

Transformers

Under Construction 100%

Switchgear / Switchboard

Under Construction 100%

Raceway

Not Accessible 90%

Under Construction 10%

Panelboards

Under Construction 100%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Under Construction	100%							
Motor Controllers									
	Under Construction	100%							
Ground									
	Grounding Devices								
	Under Construction	100%							
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Under Construction	100%							
Egress Lighting									
	Under Construction	100%							
Exterior Lighting									
	Under Construction	100%							
Lightning Protection									
	Arresters/Cabling								
	Under Construction	100%							
Alarm									
	Security System								
	Under Construction	100%							
Fire/Smoke Detection									
	Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Throughout							
		Explanation : Entire Building Is Under Renovation							
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
Air Conditioning									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING A
Asset # : 2400

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Under Construction	100%							
	Water Heater								
	Under Construction	100%							
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

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Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN IS. INST. ARTS & SCIENCES BUILDING B
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.020 / 2401 **Yr Built/Renovated** : 1840 /
Area Sq Ft : 22,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$440,800	
Interior Architecture	\$2,264,500	
Electrical	\$294,900	
Total	\$3,000,300	
Importance Code A	\$440,800	
Importance Code B	\$2,274,100	
Importance Code C	\$285,400	
Total	\$3,000,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$32,500
Interior Architecture				
Electrical	\$79,600		\$100	
Total	\$79,600		\$100	\$32,500
Importance Code A				\$32,500
Importance Code B	\$79,600		\$100	
Importance Code C				
Total	\$79,600		\$100	\$32,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING B
Asset # : 2401

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$69,800	LIFE	* *	5	\$23,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$51,300	LIFE	* *	5	\$1,100	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
	Location : Entrance Steps							
Masonry: Limestone	15%	Now	\$157,800	LIFE	* *	5	\$3,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Front Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Windows								
Wood	100%			2041	* *	5	\$65,100	
Parapets								
Metal Cornice	100%	Now	\$70,500	2053	* *			
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : North And South Sides							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : North And South Sides							
Roof								
Metal Panel	95%	Now	\$91,400	2038	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : South Side							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Lead Coated							
Skylight, Metal/Glass	5%			2045	* *	10	\$5,800	
Interior								
Floors								
Wood	100%	Now	\$1,501,200	2065	* *	5	\$35,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Plaster	100%	Now	\$285,400	LIFE	* *	5	\$10,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Ceilings								
Plaster	100%	Now	\$477,900	LIFE	* *	5	\$23,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES BUILDING B
Asset # : 2401

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%	0-2	\$30,600	2055	* *	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Panelboards									
	Fused Toggle Switch	100%	0-2	\$21,900	2050	* *	5	\$300	
		Enclosure Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Wiring									
	Braided Cloth	100%	0-2	\$27,100	2050	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Lighting									
	Interior Lighting								
	Incandescent	100%	0-2	\$294,900	2035	* *	2	\$400	
		Inadequate Lighting Level, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Address : 75 STUYVESANT PLACE @ WALL ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0028.000 / 4371 **Yr Built/Renovated** : 1917 / 1998
Area Sq Ft : 23,300 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 9 **Lot** : 1 **BIN** : 5000088

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$283,000	
Electrical	\$8,200	\$153,400
Mechanical		\$455,100
Total	\$291,200	\$608,500
Importance Code A	\$283,000	
Importance Code B	\$8,200	\$608,500
Total	\$291,200	\$608,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,800		\$17,400	\$3,200
Interior Architecture	\$17,600	\$400		\$12,800
Electrical	\$23,900	\$1,200	\$17,000	\$1,000
Mechanical	\$4,800	\$6,900	\$10,800	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,100	\$12,400	\$49,100	\$28,400
Importance Code A	\$52,400	\$2,400	\$20,000	\$5,700
Importance Code B	\$47,700	\$10,000	\$29,100	\$22,700
Importance Code C				
Total	\$100,100	\$12,400	\$49,100	\$28,400



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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$153,100	LIFE	* *	5	\$26,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Masonry: Brick Cavity	10%			LIFE	* *	5	\$3,500	
Masonry: Limestone	5%	Now	\$18,500	LIFE	* *	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Horizontal Bands								
Window Wall	10%			2045	* *	5	\$13,000	
Windows								
Aluminum	85%			2041	* *	5	\$6,500	
Wood	15%	Now	\$31,300	2050	* *	5	\$5,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Attic								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Attic								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Attic								
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	\$700	
Masonry: Limestone	85%	Now	\$62,300	LIFE	* *	5	\$5,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Explanation : Jnt Mortar Miss/Erod								
Roof								
Copper/Terne	10%			2040	* *	10	\$6,800	
Single Ply Membrane	15%			2030	* *	10	\$4,100	
Slate	75%	Now	\$67,600	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Where New Addition Meets Old Building								
Interior								
Floors								
Carpet	60%			2024	\$290,100	3	\$46,500	
Cast in Place Concrete	15%			LIFE	* *	5	\$12,700	
Ceramic Tile	2%			2034	* *	5	\$800	
Vinyl Tile	23%			2030	* *	3	\$4,500	

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior**Interior Walls**

Concrete Masonry Unit	10%			LIFE		**	5	\$1,500	
Gypsum Board	40%			LIFE		**	5	\$9,100	
Masonry: Brick	5%			LIFE		**			
Plaster	45%			LIFE		**	5	\$5,100	

Ceilings

AcousTileSusp.Lay-In	25%			2038		**	5	\$9,700	
Exposed Struc: Steel	10%			LIFE		**			
Gypsum Board	15%			LIFE		**	5	\$7,300	
Plaster	40%			LIFE		**	5	\$9,700	
Plywood/Hardboard	10%			2035		**	1		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

Under 600 Volts**Service Equipment**

Fused Disc Sw	100%			2025		\$20,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2025		\$31,800	5	\$600	
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Raceway

Conduit	15%			2045		**	1		
Conduit	85%			2025		\$26,000	1		

Panelboards

Molded Case Bkrs	15%			2041		**	5	\$100	
Molded Case Bkrs	85%			2024		\$18,600	5	\$500	

Wiring

Braided Cloth	85%	2-4		\$23,000	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	15%			2045		**	1		

Ground**Grounding Devices**

Not Accessible	100%								
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Lighting**Interior Lighting**

Fluorescent	40%			2030		**	10	\$9,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Office Areas</i>									
Fluorescent	10%			2020		\$8,200	10	\$2,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Attic</i>									
Incandescent	50%			2025		\$153,400	2	\$300	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$3,100	
Exit, Service	40%			2030	* *	1		
Exit, Service	10%			2020	\$700	1		
Exterior Lighting								
HID	100%			2030	* *	10	\$100	
Alarm								
Security System								
Generic	100%			2030	* *	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Alarm System Is Incorporated To The Intrusion Alarm System</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2045	* *	1		
Natural Gas	95%			2045	* *	1		
Conversion Equipment								
Radiant Heater	5%			2030	* *	2	\$600	
Steam Boiler	95%			2038	* *	1	\$24,400	
Distribution								
Steam Piping/Pump	95%			2045	* *	4	\$1,200	
No Component	5%							
Terminal Devices								
Convactor/Radiator	70%			2030	* *	1	\$5,900	
Fan Coil Unit/Heat	25%			2025	\$94,700	1	\$2,100	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Split Unit	80%			2025	\$93,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : 7 Units. 3 Are In Rear Yard, 4 Are On Roof At 2nd Floor</i>								
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2	\$27,000	
No Component	20%							
Terminal Devices								
Fan Coil - Cooling	60%			2025	\$93,500	1	\$5,000	
Fan Coil - Cool/Heat	20%			2025	\$76,600	1	\$1,700	
No Component	20%							

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN IS. INST. ARTS & SCIENCES STATEN ISLAND MUSEUM
Asset # : 4371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	80%			2025	\$96,700	2	\$14,400	
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$5,900	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2, 3 (attic)								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0029.010 / 13438 **Yr Built/Renovated** : 1891 / 2001
Area Sq Ft : 10,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$145,400	\$359,800
Interior Architecture	\$59,600	
Total	\$205,000	\$359,800
Importance Code A	\$145,400	\$359,800
Importance Code B	\$59,600	
Total	\$205,000	\$359,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,100		\$800	\$16,500
Interior Architecture	\$34,100	\$1,500		
Electrical	\$900	\$700	\$800	\$1,100
Mechanical	\$5,800	\$2,900	\$5,900	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$84,800	\$9,000	\$11,400	\$25,900
Importance Code A	\$40,700	\$600	\$1,300	\$17,200
Importance Code B	\$41,300	\$7,600	\$10,100	\$8,700
Importance Code C	\$2,800	\$900		
Total	\$84,800	\$9,000	\$11,400	\$25,900



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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$179,900	
Masonry: Fieldstone	20%	0-2	\$93,500	LIFE	**	5	\$41,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	10%			2045	**	5-10	\$190,300	
Wood	5%			2038	**	5	\$69,200	
Windows								
Wood	100%			2041	**	5	\$33,000	
Roof								
Built-Up (BUR)	5%			2030	**	10	\$800	
Copper/Terne	70%			2053	**	10	\$26,900	
Plaza Roof: Stone Panels	20%			2051	**			
Skylight, Metal/Glass	5%	0-2	\$5,500	2035	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	40%	Now	\$9,400	LIFE	**	5	\$20,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2034	**	5	\$1,200	
Slate	15%			LIFE	**	5	\$3,700	
Wood	40%	Now	\$59,600	2053	**	5	\$8,700	
Broken/Missing Elements, Extent : Light, Area Affected : 60%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	3%	Now	\$2,800	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	6%			2034	**	5	\$1,800	
Glass: Single Pane	3%			LIFE	**	5	\$700	
Gypsum Board	35%			LIFE	**	5	\$6,300	
Masonry: Brick	13%			LIFE	**			
Masonry: Fieldstone	2%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 5%								
Location : Throughout								
Explanation : Water Penetration								
SGFT/Glazed Masonry	35%			LIFE	**			
Wood	3%			LIFE	**	5	\$3,600	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)
Asset # : 13438

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	40%	0-2	\$21,900	2038	* *	5	\$4,600
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout

Exposed Concrete	2%			LIFE	* *	5	\$100
Exposed Struc: Steel	10%			LIFE	* *		
Exposed Struc: Wood	45%			LIFE	* *		
Gypsum Board	3%			LIFE	* *	5	\$900

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	* *	5	\$300
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Switchgear / Switchboard

Molded Case Bkrs	100%			2051	* *	5	\$300
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Raceway

Conduit	100%			2051	* *	1	
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Panelboards

Fused Disc Sw	5%			2047	* *	5	
Molded Case Bkrs	95%			2047	* *	5	\$300

Wiring

Thermoplastic	100%			2051	* *	1	
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Motor Controllers

Locally Mounted	100%			2042	* *	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$100
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Lighting

Interior Lighting

Fluorescent	60%			2033	* *	10	\$5,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout

Explanation : T-8 Lamps

Fluorescent	8%			2033	* *	10	\$700
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Lobby, Store And Stairway

Explanation : Using T-5 Lamps

HID	2%			2033	* *	10	
Incandescent	30%			2033	* *	2	\$100

Egress Lighting

Emergency, Battery	60%			2033	* *	10	\$1,400
Exit, Service	40%			2033	* *	1	

Exterior Lighting

HID	100%			2033	* *	10	
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	* *	5	\$300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$1,100	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$6,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2038	* *	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100% Location : Ground Floor Boiler Room Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$600	
	Terminal Devices								
	Air Handler	70%			2030	* *	1	\$5,000	
	Convactor/Radiator	30%			2038	* *	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2030	* *	1	\$5,400	
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2030	* *	1	\$7,200	
	Heat Rejection								
	Remote Air Cond	25%			2030	* *	2	\$2,000	
	Water Cooling Tower	75%			2026	\$24,400	2	\$8,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500	
	Exhaust Fans								
	Interior	100%			2030	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Asset # : 13438

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2024	\$1,800	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Installed In Janitor Closet								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : G-1								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$3,200	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Address : 1000 RICHMOND TERRACE SNUG HARBOR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0029.000 / 3007 **Yr Built/Renovated** : 1913 / 2014
Area Sq Ft : 15,456 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 18-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 76 **Lot** : 200 **BIN** : 5113026

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$81,000	\$344,300
Interior Architecture	\$44,700	
Mechanical		\$130,900
Total	\$125,700	\$475,200
Importance Code A	\$81,000	\$344,300
Importance Code B	\$44,700	\$130,900
Total	\$125,700	\$475,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,600			
Interior Architecture	\$134,100	\$600		\$4,600
Electrical	\$1,400	\$1,200	\$21,700	\$1,400
Mechanical	\$15,700	\$3,900	\$4,600	\$3,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$187,800	\$9,600	\$30,200	\$13,400
Importance Code A	\$33,500	\$900	\$900	\$900
Importance Code B	\$147,100	\$8,700	\$29,300	\$12,600
Importance Code C	\$7,200			
Total	\$187,800	\$9,600	\$30,200	\$13,400



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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	* *	5	\$41,500		
Masonry: Brick	80%			LIFE	* *	5	\$221,400		
Masonry: Sandstone	5%			LIFE	* *	5	\$10,400		
Pre-Cast Concrete	5%	0-2	\$44,700	LIFE	* *	5	\$45,000		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Cornice									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Cornice									
Window Wall	7%			2045	* *	5	\$72,700		
Windows									
Wood	25%	2-4	\$9,100	2033	* *	5	\$4,100		
Deteriorated Finish, Extent : Moderate, Area Affected : 15%									
Location : First Floor									
Wood	75%	2-4	\$20,400	2041	* *	5	\$12,400		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%									
Location : Throughout									
Roof									
Cast in Place Concrete	5%			LIFE	* *				
Other Observation, Extent : Light, Area Affected : 25%									
Location : Over Connector Basement									
Explanation : Concrete With Glass Block Units									
Copper/Terne	50%			2065	* *	10	\$19,200		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Metal Panel	5%			2038	* *	10	\$1,400		
Modified Bitumen	30%			2035	* *	10	\$4,600		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Panel/Paver: Cer/Brk	5%	0-2	\$1,700	2045	* *				
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Skylight, Metal/Glass	5%			2055	* *	10	\$2,600		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset # : 3007

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	0-2	\$100,900	2027	\$100,900	3	\$12,100	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 66%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 66%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2034	**	5	\$1,200	
	Slate	5%	0-2	\$3,900	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Lobby							
	Vinyl Tile	20%			2030	**	3	\$2,300	
	Wood	30%	4+	\$44,700	2053	**	5	\$6,500	
		Deteriorated Finish, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Gypsum Board	70%	Now	\$4,200	LIFE	**	5	\$12,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	20%	Now	\$2,300	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Stair, East Windows On Third Floor							
	Plywood/Hardboard	10%	0-2	\$600	LIFE	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	5%			2038	**	5	\$1,400	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	45%			LIFE	**	5	\$13,000	
	Plaster	35%	0-2	\$20,800	LIFE	**	5	\$5,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2025	\$20,300	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1200 Amps Main Disconnect Switch									

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2025	\$31,800	5	\$100	
Raceway									
	Conduit	75%			2025	\$23,000	1		
	Conduit	25%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	30%			2041	* *	5	\$100	
	Molded Case Bkrs	65%			2024	\$9,500	5	\$300	
Motor Controllers									
	Locally Mounted	20%			2038	* *	5		
	Locally Mounted	80%			2023	\$24,200	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	24%			2020	\$11,700	10	\$3,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : Using T-12 Lamps							
	Fluorescent	20%			2030	* *	10	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : Using T-8 Lamps							
	Fluorescent	5%			2030	* *	10	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And Stairway							
		Explanation : Using T-5 Lamps							
	HID	1%			2030	* *	10		
	Incandescent	50%			2030	* *	2	\$200	
Egress Lighting									
	Emergency, Battery	50%			2030	* *	10	\$1,900	
	Exit, Service	50%			2030	* *	1		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	* *	1	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : No C C T V Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$9,800	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M
Asset # : 3007

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam Comes From Snug Harbor Power Plant							
	Conversion Equipment								
	Heat Exchanger	50%			2038	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
	Heat Exchanger	50%			2028	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	90%			2033	* *	4	\$1,200	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
		Location : All Piping In Basement							
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pneumatic Control System, Throughout							
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : 1 Out Of 3 Booster Pump, Basement							
	Steam Piping/Pump	10%	Now	\$12,200	2055	* *	4	\$100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Vacuum Condensate Units - 1 Obsolete, 1 On Extended Life							
Terminal Devices									
	Air Handler	60%			2025	\$56,600	1	\$6,700	
	Convactor/Radiator	40%			2030	* *	1	\$2,300	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Chilled Water From Power House - Building L							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$1,300	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30%							
		Location : Basement							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2025	\$74,300	1	\$11,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Asset # : 3007

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2025	\$17,400	2	\$500	
	Wall Unit	10%			2025	\$2,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Repair Shop, Basement								
	Explanation : 1 Unit								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Electric	100%			2024	\$2,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	30%							
	Generic	70%			2035	* *	1-2	\$3,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.110 / 13598 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 3,000 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,400			\$300
Interior Architecture	\$600			
Electrical			\$3,100	
Mechanical				
Total	\$28,000		\$3,100	\$300
Importance Code A	\$27,400			\$300
Importance Code B	\$600		\$3,100	\$100
Importance Code C				
Total	\$28,000		\$3,100	\$300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Exterior

Exterior Walls	Wood	100%			2038	* *	5	\$34,400	
Windows	Aluminum	100%			2041	* *	5	\$500	
Roof	Metal Panel	100%			2038	* *	10	\$10,200	

Interior

Floors	Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
	Wood	15%			2053	* *	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Mezzanine Level</i>									
<i>Explanation : Used As Hay Loft</i>									
Interior Walls	Gypsum Board	15%			LIFE	* *	5	\$400	
	Wood	85%			LIFE	* *	5	\$13,700	
Ceilings	Exposed Struc: Wood	100%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway	Conduit	100%			2045	* *	1		
Panelboards	Molded Case Bkrs	100%			2041	* *	5	\$100	
Wiring	Thermoplastic	100%			2045	* *	1		

Lighting

Interior Lighting	Fluorescent	100%			2030	* *	10	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Compact Fluorescent Lamps</i>									
Egress Lighting	Emergency, Battery	50%			2030	* *	10	\$400	
	Exit, Service	50%			2030	* *	1		
Exterior Lighting	HID	100%			2030	* *	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN
Asset # : 13598

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2025	\$2,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Sanitary Piping								
	Cast Iron	10%			LIFE	* *	1		
	No Component	90%							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$200	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.030 / 2322 **Yr Built/Renovated** : 1984 / 2013
Area Sq Ft : 6,400 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106734

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$85,300	
Total	\$85,300	
Importance Code B	\$85,300	
Total	\$85,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,200			\$100
Interior Architecture	\$3,900	\$200		
Electrical	\$800	\$600	\$7,400	\$700
Mechanical	\$2,200	\$2,100	\$50,600	\$2,100
Total	\$39,200	\$2,900	\$57,900	\$2,900
Importance Code A	\$33,700	\$300	\$300	\$400
Importance Code B	\$5,500	\$2,600	\$57,600	\$2,400
Importance Code C				
Total	\$39,200	\$2,900	\$57,900	\$2,900



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 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%			LIFE	**	5	\$12,700	
	Window Wall	15%	2-4	\$10,500	2045	**	5	\$4,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Windows								
	Aluminum	100%			2041	**	5	\$200	
	Parapets								
	Masonry: Brick	90%			LIFE	**	5	\$1,900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$1,300	
	Roof								
	Metal Panel	5%			2038	**	10	\$1,300	
	Single Ply Membrane	35%			2035	**	10	\$4,800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Slate	45%	2-4	\$20,400	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Sloped Glazing	15%			LIFE	**	5	\$27,500	
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2034	**	5	\$500	
	Terrazzo	90%			LIFE	**	5	\$7,000	
	Interior Walls								
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,300	
	Plaster	40%			LIFE	**	5	\$1,600	
	Ceilings								
	AcousTileSusp.Lay-In	25%	Now	\$3,900	2038	**	5	\$1,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Below Flat Roofs								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Below Flat Roofs								
	Exposed Concrete	25%			LIFE	**	5	\$400	
	Gypsum Board	25%			LIFE	**	5	\$3,100	
	Plaster	25%			LIFE	**	5	\$1,600	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2035	* *	5		
	Molded Case Bkrs	70%			2035	* *	5	\$100	

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	70%			2025	\$5,800	1		
	Conduit	20%			2035	* *	1		
	Conduit	10%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	* *	5		
	Molded Case Bkrs	75%			2033	* *	5	\$100	
	Molded Case Bkrs	20%			2024	\$2,900	5		
Wiring									
	Thermoplastic	50%			2025	\$5,200	1		
	Thermoplastic	40%			2035	* *	1		
	Thermoplastic	10%			2045	* *	1		
Motor Controllers									
	Locally Mounted	100%			2030	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	20%			2030	* *	10	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Addition							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2020	\$85,300	10	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
Egress Lighting									
	Emergency, Service	40%			2025	\$1,300	1		
	Emergency, Battery	10%			2025	\$900	10	\$200	
	Exit, LED	25%			2053	* *	1		
	Exit, Service	25%			2025	\$500	1		
Exterior Lighting									
	Fluorescent	100%			2030	* *	10	\$600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Alarm									
Security System									
	Generic	100%			2030	* *	1	\$2,400	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *	1-3	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallway							
		Explanation : Est 2 Central Office Communicator Panel, Smokedetection, Individual Coded, Strobe Lights, Horn, Pullbox, Smoke And Trouble Bell							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING
Asset # : 2322

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$1,500	2023	\$14,600	1	\$3,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 60%							
		Location : Boiler For Old Section Appears To Be Undersized							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : One Unit For Old Section And One For New Section							
		Explanation : Two Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2024	\$32,600	4	\$300	
	Terminal Devices								
	Air Handler	100%			2020	\$35,000	1	\$4,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2020	\$11,000	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside							
	Reciprocating Compr/Chiller	50%			2030	* *	1	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Outside							
	Terminal Devices								
	Direct Expansion	50%			2020	\$1,300	1		
	Direct Expansion	50%			2030	* *	1		
	Heat Rejection								
	Air Condenser Unit	100%			2025	\$13,000	2	\$4,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
	Exhaust Fans								
	Roof	100%			2025	\$5,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2045	* *	1		
	Galv Iron/Steel	50%			2023	\$9,700	1		
	Water Heater								
	Gas Fired	100%			2020	\$1,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$400	

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Estimates are rounded to the nearest hundred dollars.*

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset # : 2322

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic

100%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.010 / 2321 **Yr Built/Renovated** : 1935 / 2006
Area Sq Ft : 42,760 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 314 **Lot** : 70 **BIN** : 5106733

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$224,600	\$42,200
Interior Architecture		\$275,500
Mechanical	\$79,700	\$747,100
Total	\$304,300	\$1,064,800
Importance Code A	\$224,600	\$398,300
Importance Code B	\$79,700	\$666,500
Total	\$304,300	\$1,064,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$30,800		\$7,200	\$2,000
Interior Architecture	\$16,800	\$5,600	\$23,600	\$4,600
Electrical	\$6,800	\$7,600	\$7,100	\$6,600
Mechanical	\$23,300	\$17,700	\$14,900	\$23,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,800	\$34,900	\$56,700	\$40,500
Importance Code A	\$35,000	\$4,200	\$11,400	\$6,200
Importance Code B	\$46,800	\$28,300	\$45,300	\$34,300
Importance Code C		\$2,400		
Total	\$81,800	\$34,900	\$56,700	\$40,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$24,900	LIFE	* *	5	\$42,200	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 30%								
Location : Chimney								
Masonry: Granite	3%			LIFE	* *	5	\$1,000	
Granite Panels	3%			LIFE	* *	5	\$1,000	
Window Wall	2%			2045	* *	5	\$3,400	
Windows								
Aluminum	94%			2041	* *	5	\$4,000	
Metal Louvers	1%			2034	* *	10	\$300	
Wood	5%			2033	* *	5	\$2,100	
Parapets								
Masonry: Brick	33%			LIFE	* *	5	\$800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$800	
Pre-Cast Concrete	2%			LIFE	* *	5	\$300	
No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Throughout								
Explanation : Slate Roof								
Roof								
Metal Panel	5%	Now	\$1,000	2038	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Modified Bitumen	30%			2030	* *	10	\$5,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Over Reptile Wing Roof								
Explanation : Loose Ballast								
Skylight, Metal/Glass	3%	Now	\$3,900	2045	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Slate	50%	Now	\$150,000	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout West Wing								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : West Wing								
Sloped Glazing	12%	Now	\$74,600	LIFE	* *	5	\$29,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	12%	Now	\$4,700	2024	\$94,800	3	\$11,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Cast in Place Concrete	25%	Now	\$3,200	LIFE	**	5	\$34,700	
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Boiler Room							
	Ceramic Tile	10%			2034	**	5	\$6,300	
	Quarry Tile	5%			2038	**	5	\$4,800	
	Sheet Vinyl/Rubber	13%			2030	**	5	\$12,400	
	Sheet Vinyl/Rubber	15%			2025	\$275,500	5	\$14,300	
	Traffic Topping	10%			2030	**	5	\$7,900	
	Vinyl Tile	10%			2030	**	3	\$3,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2034	**	5	\$4,900	
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	
	Glass: Special Gauge	20%			LIFE	**	1		
	Gypsum Board	20%			LIFE	**	5	\$11,800	
	Gypsum Board	10%			LIFE	**	5	\$5,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$5,900	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	20%			2030	**	5	\$12,700	
	AcousTileSusp.Lay-In	18%			2038	**	5	\$11,400	
	Exposed Struc: Steel	2%			LIFE	**			
	Exposed Struc: Wood	5%			LIFE	**			
	Gypsum Board	30%			LIFE	**	5	\$23,800	
	Plaster	25%			LIFE	**	5	\$9,900	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1200 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2045	* *	5	\$1,100	
Raceway									
	Conduit	100%			2045	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset # : 2321

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2041	* *	5	\$100	
	Molded Case Bkrs	90%			2041	* *	5	\$1,000	
Wiring									
	Thermoplastic	100%			2045	* *	1		
Motor Controllers									
	Locally Mounted	100%			2038	* *	5	\$300	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	* *	1	\$13,200	
Generators									
	Diesel	100%			2034	* *	1	\$16,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outdoor Location								
	Explanation : One 600 Kw								
Batteries									
	Lead/Acid	100%			2019	\$1,500	5	\$1,600	
Fuel Storage									
	Main Tank	100%			2053	* *	5	\$1,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outdoor Generator								
	Explanation : One 300 Gallon Tank								
Lighting									
Interior Lighting									
	Fluorescent	40%			2033	* *	10	\$15,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 And T-5 Lamps								
	HID	25%			2030	* *	10	\$300	
	Incandescent	35%			2030	* *	2	\$300	
Egress Lighting									
	Emergency, Service	45%			2030	* *	1		
	Emergency, Battery	5%			2030	* *	10	\$500	
	Exit, LED	45%			2053	* *	1		
	Exit, Service	5%			2030	* *	1		
Exterior Lighting									
	HID	100%			2030	* *	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2030	* *	1	\$4,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

No Component

20%

Generic, Digital

80%

2030

* *

1-3

\$21,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : G E Est 3 - Mea 13-92-e Central Office Communicator Panel With Smoke**And Trouble Bell, Pullbox And Strobe Light W/ Horn*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2035

* *

1

Conversion Equipment

Steam Boiler

100%

2023

\$356,100

1

\$41,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

80%

2033

* *

4

\$1,700

Steam Piping/Pump

20%

Now

\$11,500

2025

\$57,600

4

\$400

*Corroded, Extent : Severe, Area Affected : 30%**Location : Condensate Tank And Return Lines, Boiler Room*

Terminal Devices

Air Handler

20%

2020

\$44,600

1

\$5,200

Air Handler

50%

2030

* *

1

\$13,100

Convactor/Radiator

20%

2023

\$19,200

1

\$2,700

Unit Heater-Stm/HW

10%

2030

* *

4

\$600

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

Conversion Equipment

Reciprocating

100%

2030

* *

1

\$19,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*

Distribution

Chilled Wtr Pipe/Pump

100%

2045

* *

4

\$2,100

Terminal Devices

Air Handler/Cool/Ht

80%

2030

* *

1

\$21,000

Air Handler/Cool/Ht

20%

2020

\$35,100

1

\$5,200

Heat Rejection

Remote Air Cond

100%

2025

\$247,000

2

\$29,500

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING
Asset # : 2321

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	60%			LIFE	* *	2-5	\$14,200	
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$9,400	
Exhaust Fans									
	Interior	70%			2030	* *	2	\$900	
	Roof	30%			2025	\$9,900	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2045	* *	1		
	Galv Iron/Steel	70%			2023	\$86,400	1		
HW Heat Exchanger									
	Low Temp	100%			2045	* *	4	\$4,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2025	\$10,800	4	\$1,600	
Backflow Preventer									
	Generic	100%			2025	\$4,000	1	\$2,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								
Fire Suppression									
Sprinkler									
	No Component	60%							
	Generic	40%			2045	* *	1-2	\$4,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.020 / 2164 **Yr Built/Renovated** : 1935 / 1983
Area Sq Ft : 4,800 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141695

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,600		\$7,200	\$600
Interior Architecture	\$4,800	\$2,900		
Electrical		\$100	\$35,200	
Mechanical	\$300	\$300	\$21,700	\$300
Total	\$18,700	\$3,200	\$64,200	\$800
Importance Code A	\$13,900	\$200	\$13,400	\$800
Importance Code B	\$4,800	\$500	\$50,800	
Importance Code C		\$2,600		
Total	\$18,700	\$3,200	\$64,200	\$800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Brick	65%				LIFE	**	5	\$7,300	
Masonry: Brick	35%				LIFE	**	5	\$3,900	

Windows

Wood	65%				2041	**	5	\$1,100	
Wood	35%	Now		\$1,700	2050	**	5	\$300	

Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 66%

Location : Throughout

Parapets

Cast Stone/Terra Cotta	10%				LIFE	**	5	\$1,200	
Masonry: Brick	90%				LIFE	**	5	\$1,400	

Roof

Single Ply Membrane	70%				2030	**	10	\$7,200	
Single Ply Membrane	27%	Now		\$9,100	2035	**			

Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%

Location : Throughout

Skylight, Plastic	3%	2-4		\$2,800	2038	**	1		
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Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Throughout

Interior

Floors

Cast in Place Concrete	55%				LIFE	**	5	\$9,000	
Ceramic Tile	10%				2034	**	5	\$700	
Terrazzo	35%				LIFE	**	5	\$2,000	

Interior Walls

Ceramic Tile	50%				2034	**	5	\$5,100	
Masonry: Brick	50%				LIFE	**			

Ceilings

Gypsum Board	5%				LIFE	**	5	\$500	
Metal Panel	45%				LIFE	**	5	\$4,200	
Plaster	50%	Now		\$4,800	LIFE	**	5	\$2,300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Maintenance Areas

Staining/Discoloring, Extent : Moderate, Area Affected : 10%

Location : Maintenance Areas

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Raceway

Conduit	100%				2025	\$3,700	1		
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Panelboards

Molded Case Bkrs	100%				2024	\$7,300	5	\$100	
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Wiring

Thermoplastic	100%				2025	\$8,000	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2020	\$10,600	10	\$4,600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-12 Lamps					
	Egress Lighting								
	Emergency, Battery	50%			2020	\$3,300	10	\$600	
	Exit, Service	50%			2020	\$700	1		
	Exterior Lighting								
	Fluorescent	100%			2020	\$15,000	10	\$400	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Furnace	100%			2020	\$5,900	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside The Wall					
				Explanation : Two Units					
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2020	\$12,800	2	\$100	
				R-22 Refrigerant, Extent : Light, Area Affected : 40%					
				Location : Roof					
	Window/Wall Unit	10%			2020	\$1,000	1		
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$1,100	
	No Component	60%							
	Exhaust Fans								
	Roof	40%			2020	\$1,500	2	\$100	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$1,100	2	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset # : 2164

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.100 / 4495 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 1,450 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5106735

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$1,700			
Interior Architecture	\$12,000			\$2,200
Electrical				
Total	\$13,700			\$2,200
Importance Code A	\$1,700			
Importance Code B	\$12,000			\$2,200
Total	\$13,700			\$2,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION
Asset # : 4495

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Exterior

Exterior Walls

Masonry: Brick	10%			LIFE		* *	5	\$300	
Wood	10%	4+	\$1,700	2038		* *	5	\$800	

*Deteriorated Finish, Extent : Light, Area Affected : 10%**Location : Throughout*

No Component	80%
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Roof

Slate	80%			LIFE		* *			
Sloped Glazing	20%			LIFE		* *	5	\$9,800	

Interior

Floors

Panel/Paver: Cer/Brk	100%			2041		* *	5	\$4,400	
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Ceilings

Exposed Struc: Wood	100%	4+	\$12,000	LIFE		* *			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%			2035		* *	1		
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Wiring

Thermoplastic	100%			2035		* *	1		
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Lighting

Interior Lighting

Incandescent	100%			2025		\$6,700	2		
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Exterior Lighting

HID	100%			2025		\$5,300	10		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP
Address : 614 BROADWAY BARRETT PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DCA0003.090 / 2799 **Yr Built/Renovated** : 2002 /
Area Sq Ft : 2,227 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 25-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 314 **Lot** : 70 **BIN** : 5141696

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$1,500	\$200
Interior Architecture	\$300	\$1,400		
Electrical			\$2,300	
Mechanical	\$4,800	\$3,900	\$8,500	\$3,900
Total	\$5,100	\$5,400	\$12,400	\$4,200
Importance Code A	\$100	\$100	\$1,600	\$300
Importance Code B	\$5,000	\$5,100	\$10,700	\$3,900
Importance Code C		\$100		
Total	\$5,100	\$5,400	\$12,400	\$4,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP
Asset # : 2799

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%			LIFE	* *	5	\$2,600	
	Windows								
	Aluminum	100%			2041	* *	5	\$400	
	Roof								
	Single Ply Membrane	30%			2030	* *	10	\$1,500	
	Slate	50%			LIFE	* *			
	Sloped Glazing	20%			LIFE	* *	5	\$13,600	
Interior									
	Floors								
	Cast in Place Concrete	15%			LIFE	* *	5	\$1,000	
	Ceramic Tile	85%			2034	* *	5	\$2,600	
	Interior Walls								
	Ceramic Tile	25%			2034	* *	5	\$300	
	Gypsum Board	5%			LIFE	* *	5		
	Masonry: Brick	70%			LIFE	* *			
	Ceilings								
	AcousTileSusp.Lay-In	20%			2038	* *	5	\$600	
	Gypsum Board	80%			LIFE	* *	5	\$3,100	
Electrical									
		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	50%			2030	* *	10	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
	Fluorescent	50%			2030	* *	10	\$900	
		Other Observation, Extent : Moderate, Area Affected : 50% Location : Basement Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2030	* *	10	\$200	
	Exit, Service	50%			2030	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset # : 2799

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting
Fluorescent

100% 2030 * * 10 \$200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside
Explanation : Using Compact Fluorescent Lamps

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100% 2045 * * 1

Conversion Equipment

Furnace

100% 2030 * * 1 \$1,000
Other Observation, Extent : Moderate, Area Affected : 100%
Location : At Outside Walls
Explanation : Two Units And No Perimeter Heat

Air Conditioning

Energy Source

Electricity

100% 2041 * * 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100% 2030 * * 2 \$100
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : 2 Units Outside

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$1,100

Exhaust Fans

Roof

100% 2030 * * 2 \$100

Plumbing

H/C Water Piping

Brass/Copper

100% 2045 * * 1

Water Heater

Gas Fired

100% 2023 \$500 2

Sanitary Piping

Cast Iron

100% LIFE * * 1

Sewage Ejector(s)

Electric

100% 2030 * * 4 \$2,500

Backflow Preventer

Generic

100% 2030 * * 1 \$100

Fixtures

Generic

100%

Fire Suppression

Sprinkler

Generic

100% 2045 * * 1-2 \$600

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE & GIFT SHOP

Asset # : 2799

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	Generic	100%			2023	\$25,500	1-3	\$50,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : STUDIO MUSEUM IN HARLEM
Address : 144 WEST 125TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DCA0036.000 / 3005 **Yr Built/Renovated** : 1909 / 2008
Area Sq Ft : 10,452 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 15-Apr-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 1909 **Lot** : 9 **BIN** : 1057819

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$67,300	
Interior Architecture		\$58,500
Mechanical		\$68,900
Total	\$67,300	\$127,300
Importance Code A	\$67,300	
Importance Code B		\$127,300
Total	\$67,300	\$127,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$89,500		\$13,800	
Interior Architecture	\$82,300			\$21,300
Electrical	\$5,000	\$300	\$6,600	\$300
Mechanical	\$4,600	\$3,300	\$5,400	\$3,000
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$196,300	\$18,400	\$40,500	\$39,400
Importance Code A	\$89,700	\$700	\$14,000	\$700
Importance Code B	\$105,700	\$17,700	\$26,600	\$38,700
Importance Code C	\$900			
Total	\$196,300	\$18,400	\$40,500	\$39,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$11,100		
Concrete Masonry Unit	5%			LIFE	* *	5	\$900		
Glass: Special Gauge	5%			LIFE	* *	1			
Masonry: Brick	65%	Now	\$27,100	LIFE	* *	5	\$18,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : North Facade Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 60%									
Location : North Facade Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Stair #5 Bulkhead									
Window Wall	20%			2045	* *	5	\$21,200		
Windows									
Aluminum	100%	Now	\$12,100	2041	* *	5	\$700		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%									
Location : Throughout									
Hardware Missing, Extent : Light, Area Affected : 20%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,100		
Masonry: Brick	40%	Now	\$9,200	LIFE	* *	5	\$1,600		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	20%			2035	* *	5	\$3,100		
Stucco Cement	30%			2030	* *	5	\$3,100		
Roof									
Modified Bitumen	55%	Now	\$29,200	2035	* *				
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Ponding, Extent : Light, Area Affected : 30%									
Location : Roof at Bulkhead Door									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Plaza Roof: Stone Panels	30%	Now	\$12,000	2045	* *				
Water Penetration, Extent : Light, Area Affected : 30%									
Location : Throughout									
Skylight, Metal/Glass	5%	0-2	\$67,300	2055	* *			1	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Sloped Glazing	10%			LIFE	* *	5	\$12,400		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	0-2	\$1,000	2021	\$19,500	3	\$2,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Slate	10%			LIFE	**	5	\$1,700	
Vinyl Tile	45%	Now	\$11,700	2025	\$58,500	3	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors, 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs, 2nd, 4th Floor Corridors And Elevator Lobbies</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$8,400	2035	**	3	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	30%	4+	\$30,200	2053	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Gypsum Board	70%	Now	\$300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$100	
Plaster	10%	Now	\$600	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$900	
Ceilings								
AcousTileConcealSpLn	20%	2-4	\$24,700	2045	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Corridor</i>								
AcousTileSusp.Lay-In	50%	Now	\$3,100	2042	**	5	\$3,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$2,300	LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Protector Rated @ 1600 Amperes							
Fused Disc Sw	50%			2035	* *	5		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Old Electrical Room							
	Explanation : 2000 Amps							
Switchgear / Switchboard								
Fused Disc Sw	80%			2025	\$25,500	5		
Molded Case Bkrs	20%			2051	* *	5	\$100	
Raceway								
Conduit	80%			2025	\$24,500	1		
Conduit	20%			2051	* *	1		
Panelboards								
Fused Disc Sw	20%			2033	* *	5		
Fused Disc Sw	10%			2047	* *	5		
Molded Case Bkrs	60%			2033	* *	5	\$200	
Molded Case Bkrs	10%			2047	* *	5		
Wiring								
Thermoplastic	80%			2035	* *	1		
Thermoplastic	20%			2051	* *	1		
Motor Controllers								
Locally Mounted	80%			2030	* *	5	\$100	
Locally Mounted	20%			2042	* *	5		
Ground								
Grounding Devices								
Generic	50%	2-4	\$4,600	LIFE	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Corroded							
Generic	50%			LIFE	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : New Electrical Room							
	Explanation : New Addition							
Lighting								
Interior Lighting								
Fluorescent	65%			2030	* *	10	\$6,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12, T-8 And Compact Spiral Bulbs							
HID	5%			2030	* *	10		
Incandescent	30%			2030	* *	2	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Throughout The Building							
	Explanation : Locally Mounted Recessed And Surface Mounted Track Lighting							

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Lighting

Egress Lighting								
Exit, LED	50%			2065	* *	1		
Exit, Service	50%			2033	* *	1		
Exterior Lighting								
HID	100%			2030	* *	10		

Alarm

Fire/Smoke Detection								
No Component	60%							
Generic, Analog	20%			2025	\$21,100	1-3	\$1,300	
Generic, Digital	20%			2033	* *	1-3	\$1,300	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Heat Pump	30%			2026	\$19,100	2	\$1,000	
Radiant Heater	70%			2025	\$31,500	2	\$3,400	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	
Terminal Devices								
Air Handler	70%			2025	\$38,500	1	\$4,500	
Air Handler	30%			2030	* *	1	\$1,900	

Air Conditioning

Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Heat Pump	30%			2026	\$100	2	\$200	
Reciprocating Compr/Chiller	70%			2025	\$24,300	1	\$3,400	
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$800	
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	* *	1	\$1,900	
Air Handler/Cool/Ht	70%			2025	\$30,400	1	\$4,500	
Heat Rejection								
Air Condenser Unit	100%			2030	* *	2	\$7,300	

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,800	
Exhaust Fans								
Interior	100%			2025	\$11,300	2	\$300	

Plumbing

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DEPARTMENT OF CULTURAL AFFAIRS - 126
STUDIO MUSEUM IN HARLEM
Asset # : 3005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	70%			2030	* *	1		
	Galv Iron/Steel	30%			2038	* *	1		
	Water Heater								
	Electric	100%			2023	\$1,600	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (2) B-5 (1) 1-5								
	Explanation : 3 Units - 2 Passenger, 1 Freight								
Fire Suppression									
	Sprinkler								
	Generic	70%			2035	* *	1-2	\$2,100	
	Generic	30%			2045	* *	1-2	\$900	
	Fire Pump								
	Generic	100%			2034	* *	1	\$2,000	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : WAVE HILL ECOLOGY BUILDING
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.040 / 2367 **Yr Built/Renovated** : 1909 / 2010
Area Sq Ft : 9,730 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$180,200	
Electrical		\$35,900
Mechanical		\$44,900
Total	\$180,200	\$80,800
Importance Code A	\$180,200	
Importance Code B		\$80,800
Total	\$180,200	\$80,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,000		\$1,200	
Interior Architecture	\$9,000		\$7,600	\$400
Electrical	\$700	\$600	\$500	\$700
Mechanical	\$1,000	\$1,000	\$2,800	\$1,200
Total	\$24,700	\$1,600	\$12,100	\$2,400
Importance Code A	\$14,500	\$500	\$1,700	\$500
Importance Code B	\$10,200	\$1,100	\$10,500	\$1,900
Importance Code C				
Total	\$24,700	\$1,600	\$12,100	\$2,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	70%	Now	\$180,200	LIFE	* *	5	\$8,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Lintels								
Open Joints, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Masonry: Granite	25%			LIFE	* *	5	\$2,900	
Metal Coiling Doors	5%			2030	* *	5	\$2,400	
Windows								
Wood	100%	Now	\$10,800	2033	* *	5	\$6,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
Location : West Facing								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : West Facing								
Parapets								
Masonry: Granite	50%			LIFE	* *	5	\$1,400	
Pre-Cast Concrete	20%	Now	\$3,200	LIFE	* *	5	\$2,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Open Joints, Extent : Severe, Area Affected : 25%								
Location : Coping								
Pre-Cast Concrete	30%			LIFE	* *	5	\$4,300	
Roof								
Copper/Terne	25%			2053	* *	10	\$18,900	
Not Accessible	75%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof Over Second Floor								
Explanation : Bermed Building, Roof Is A Lawn								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$8,800	
Ceramic Tile	3%			2028	* *	5	\$500	
Vinyl Tile	22%			2030	* *	3	\$1,800	
Wood	50%			2040	* *	5	\$15,100	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$700	
Masonry: Fieldstone	10%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$1,500	
Wood	25%			LIFE	* *	5	\$11,000	
Ceilings								
Gypsum Board	20%			LIFE	* *	5	\$4,000	
Plaster	80%	Now	\$8,300	LIFE	* *	5	\$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Recreation Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Recreation Room								

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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	50%			2035	* *	1		
	Conduit	50%			2051	* *	1		
Panelboards									
	Molded Case Bkrs	50%			2024	\$3,700	5	\$100	
	Molded Case Bkrs	50%			2047	* *	5	\$100	
Wiring									
	Thermoplastic	50%			2035	* *	1		
	Thermoplastic	50%			2051	* *	1		
Motor Controllers									
	Locally Mounted	100%			2042	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	40%			2025	\$8,300	10	\$3,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2033	* *	10	\$4,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2025	\$2,100	10	\$900	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Recreation Room							
Egress Lighting									
	Emergency, Battery	20%			2025	\$2,600	10	\$500	
	Exit, Service	80%			2025	\$2,100	1		
Exterior Lighting									
	HID	100%			2025	\$35,900	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bells, Manual Pull Station, Smoke Detector							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	1	\$4,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL ECOLOGY BUILDING
Asset # : 2367

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	50%			2023	\$44,900	1	\$1,600	
	Fan Coil Unit/Heat	30%			2030	* *	1	\$900	
	Unit Heater-Stm/HW	20%			2030	* *	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2020	\$2,000	1		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$2,200	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2051	* *	1-2	\$1,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year 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-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : WAVE HILL GLYNDOR HOUSE GALLERIES
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.020 / 2389 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 11,946 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,400	
Electrical		\$173,300
Mechanical		\$154,400
Total	\$38,400	\$327,700
Importance Code A	\$38,400	
Importance Code B		\$327,700
Total	\$38,400	\$327,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,700		\$29,000	
Interior Architecture	\$29,000	\$500	\$9,600	\$1,400
Electrical	\$24,800	\$1,000	\$4,600	\$1,100
Mechanical	\$1,200	\$1,300	\$10,500	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,600	\$6,700	\$57,600	\$7,700
Importance Code A	\$18,300	\$600	\$29,600	\$600
Importance Code B	\$42,600	\$6,100	\$27,900	\$7,000
Importance Code C	\$15,600			
Total	\$76,600	\$6,700	\$57,600	\$7,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$21,800	
Wood	5%			2030	* *	5	\$5,700	
Windows								
Wood	100%			2033	* *	5	\$35,400	
Parapets								
Wood Cornice	100%			2035	* *	5-10	\$59,400	
Roof								
Panel/Paver: Cer/Brk	15%			2035	* *	10	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Basement</i>								
<i>Explanation : This Component Is Actually Bluestone Pavers.</i>								
Skylight, Metal/Glass	5%			2045	* *	10	\$2,200	
Slate	80%	Now	\$38,400	LIFE	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic</i>								
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	* *	5	\$10,700	
Ceramic Tile	5%			2034	* *	5	\$1,000	
Panel/Paver: Cer/Brk	5%			2041	* *	5	\$2,200	
Marble Panels	3%			LIFE	* *	5	\$400	
Vinyl Tile	10%			2030	* *	3	\$1,000	
Wood	52%			2040	* *	5	\$19,200	
Interior Walls								
Masonry: Brick	20%	Now	\$15,600	LIFE	* *			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	80%			LIFE	* *	5	\$4,500	
Ceilings								
Plaster	5%			LIFE	* *	5	\$600	
Plaster	95%	Now	\$13,100	LIFE	* *	5	\$11,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Northeast Offices</i>								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2025	\$22,200	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2025	\$34,800	5	\$300	
	Raceway								
	Conduit	90%			2025	\$30,200	1		
	Conduit	10%			2045	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2024	\$800	5		
	Molded Case Bkrs	85%			2024	\$13,600	5	\$300	
	Molded Case Bkrs	10%			2041	* *	5		
	Wiring								
	Braided Cloth	80%	2-4	\$23,700	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2045	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2023	\$40,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2025	\$4,500	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2025	\$4,500	10	\$1,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	* *	10	\$3,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	50%			2025	\$85,100	2	\$100	
	Exterior Lighting								
	HID	100%			2025	\$48,200	10		
Alarm									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

70%

Generic

30%

2025

\$11,600

1

\$1,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only: Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$7,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2035

* *

1

Conversion Equipment

Hot Water Boiler

100%

2023

\$31,600

1

\$6,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 H W Boiler Plus 1 Supplimentary Wood Burning Unit*

Distribution

Hot Wtr Piping/Pump

100%

2024

\$70,500

4

\$600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : No Temperature Control System*

Terminal Devices

Air Handler

30%

2025

\$22,700

1

\$2,400

Convactor/Radiator

70%

2030

* *

1

\$3,000

Air Conditioning

Energy Source

Electricity

100%

2033

* *

1

Conversion Equipment

Int Pkg Unit -

30%

2023

\$83,900

2

\$200

Heating/Cooling

Window/Wall Unit

30%

2020

\$8,700

1

No Component

40%

Ventilation

Distribution

Ductwork/Diffusers

30%

LIFE

* *

2-5

\$2,200

No Component

70%

Exhaust Fans

Interior

30%

2025

\$4,700

2

\$100

Wall Unit

10%

2025

\$2,100

2

No Component

60%

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL GLYNDOR HOUSE GALLERIES
Asset # : 2389

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2035	* *	1		
	Galv Iron/Steel	50%			2023	\$21,000	1		
	Water Heater								
	Gas Fired	100%			2023	\$3,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, L, 1, 2								
	Explanation : 1 Unit								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : WAVE HILL PERKINS VISITOR CENTER
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.030 / 2238 **Yr Built/Renovated** : 1928 / 2004
Area Sq Ft : 7,230 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$72,100
Mechanical		\$107,000
Total		\$179,100
Importance Code B		\$179,100
Total		\$179,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,200	\$900	\$2,400	\$10,900
Interior Architecture	\$100			
Electrical	\$900	\$700	\$6,600	\$900
Mechanical	\$2,600	\$1,000	\$1,400	\$1,000
Total	\$18,800	\$2,600	\$10,400	\$12,800
Importance Code A	\$15,500	\$1,200	\$2,800	\$11,200
Importance Code B	\$3,200	\$1,300	\$7,600	\$1,600
Importance Code C	\$100			
Total	\$18,800	\$2,600	\$10,400	\$12,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$11,500	
Masonry: Fieldstone	15%			LIFE	**	5	\$2,200	
Wood	25%			2038	**	5	\$24,000	
Windows								
Wood	100%			2047	**	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,800	
Copper/Terne	5%			2069	**	5	\$1,800	
Masonry: Brick	10%			LIFE	**	5	\$700	
Wood Cornice	20%			2051	**	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2060	**	10	\$2,400	
Metal Panel	20%			2042	**	10	\$7,100	
Single Ply Membrane	5%	Now	\$3,200	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i> <i>Location : Flat Section</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i> <i>Location : Flat Section</i>								
Slate	60%			LIFE	**			
Sloped Glazing	10%			LIFE	**	5	\$25,700	
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
Slate	80%			LIFE	**	5	\$8,800	
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$200	
Masonry: Brick	55%			LIFE	**			
Wood	15%			LIFE	**	5	\$900	
Ceilings								
Exposed Struc: Wood	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Wood	80%			LIFE	**	5	\$72,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$200	
Wiring								
Thermoplastic	100%			2045	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2038	* *	5		
Lighting								
Interior Lighting								
Fluorescent	80%			2030	* *	10	\$5,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	20%			2030	* *	2		
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$800	
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
Incandescent	100%			2030	* *	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2053	* *	5	\$200	
Alarm								
Security System								
Generic	100%			2030	* *	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	\$4,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Strobe Lights And Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,700	2041	* *	4	\$300	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Boiler Room</i>								
Terminal Devices								
Air Handler	80%			2030	* *	1	\$3,400	
Convactor/Radiator	20%			2038	* *	1	\$400	

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Estimates are rounded to the nearest hundred dollars.

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** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL PERKINS VISITOR CENTER
Asset # : 2238

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	80%			2026	\$107,000	2	\$300	
			R-22 Refrigerant, Extent : Light, Area Affected : 80%						
			Location : Equipment Room						
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$3,100	
	No Component	20%							
	Exhaust Fans								
	Interior	80%			2030	* *	2	\$200	
	Wall Unit	10%			2025	\$1,000	2		
	No Component	10%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$1,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$1,900	

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF CULTURAL AFFAIRS - FY 2017

Asset Name : WAVE HILL WAVE HILL HOUSE GALLERY & CAFE
Address : 675 WEST 252 STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DCA0022.010 / 2388 **Yr Built/Renovated** : 1843 / 2013
Area Sq Ft : 21,234 **Project Type** : CULTURAL AFFAIRS
Date of Survey : 22-Nov-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5937 **Lot** : 440 **BIN** : 2101020

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$45,700	\$43,400
Electrical		\$72,800
Mechanical		\$166,500
Total	\$45,700	\$282,700
Importance Code A	\$45,700	\$43,400
Importance Code B		\$239,200
Total	\$45,700	\$282,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$45,100	\$800
Interior Architecture	\$17,800	\$800	\$1,000	\$1,600
Electrical	\$2,000	\$1,500	\$1,400	\$2,200
Mechanical	\$3,100	\$13,700	\$3,500	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,800	\$20,000	\$55,000	\$15,000
Importance Code A	\$1,100	\$1,100	\$46,200	\$2,000
Importance Code B	\$25,300	\$18,900	\$8,800	\$13,000
Importance Code C	\$500			
Total	\$26,800	\$20,000	\$55,000	\$15,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE
Asset # : 2388

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	80%			LIFE	**	5	\$17,800	
Masonry: Granite	5%			LIFE	**	5	\$1,100	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Wood	10%			2030	**	5	\$14,800	
Wood	5%			2030	**	5	\$7,400	
Windows								
Aluminum	25%			2041	**	5	\$1,700	
Wood	75%	Now	\$45,700	2033	**	5	\$25,400	
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : Windows Facing Flat Roof On South Side								
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Wood Cornice	100%			2035	**	5-10	\$77,400	
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Roof								
Single Ply Membrane	35%			2035	**	10	\$15,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Flat Section								
Slate	65%			LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Repairs In Progress								
Interior								
Floors								
Carpet	10%			2024	\$44,900	3	\$6,600	
Cast in Place Concrete	5%			LIFE	**	5	\$3,600	
Ceramic Tile	5%			2034	**	5	\$1,600	
Marble Panels	5%			LIFE	**	5	\$1,200	
Panel/Paver: Bluestone	10%			LIFE	**	5	\$2,500	
Quarry Tile	5%			2038	**	5	\$2,500	
Traffic Topping	5%			2033	**	5	\$2,100	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Vinyl Tile	25%			2035	**	3	\$3,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Basement, First Floor								
Wood	30%			2053	**	5	\$18,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$1,700	
Plaster	10%			LIFE	**	5	\$600	
Plaster	60%			LIFE	**	5	\$3,300	
Wood	5%			LIFE	**	5	\$3,700	

Ceilings

Exposed Concrete	15%			LIFE	**	5	\$800	
Exposed Struc: Wood	25%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$6,200	
Plaster	45%	Now	\$4,200	LIFE	**	5	\$9,300	

Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : Laundry Room

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2051	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2051	**	5	\$600	
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Raceway

Conduit	100%			2051	**	1		
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Panelboards

Molded Case Bkrs	100%			2047	**	5	\$600	
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Wiring

Thermoplastic	100%			2051	**	1		
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Motor Controllers

Locally Mounted	100%			2042	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	45%			2033	**	10	\$9,100	
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T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Basement

Fluorescent	5%			2033	**	10	\$1,000	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Basement

Incandescent	50%			2033	**	2	\$200	
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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$2,700	
Exit, LED	50%			2060	* *	1		
Exterior Lighting								
Incandescent	100%			2025	\$72,800	2		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2028	* *	5	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	* *	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$13,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	* *	1	\$10,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,100	
Terminal Devices								
Air Handler	25%			2035	* *	1	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	75%			2023	\$166,500	1	\$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE

Asset # : 2388

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	75%			2035	* *	1	\$7,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 75%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Various Locations							
		Explanation : 4 Units							
	No Component	25%							
Terminal Devices									
	Direct Expansion	75%			2035	* *	1		
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	No Component	25%							
Heat Rejection									
	Air Condenser Unit	75%			2033	* *	2	\$11,500	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	25%			LIFE	* *	2-5	\$3,100	
	No Component	75%							
Exhaust Fans									
	Interior	25%			2035	* *	2	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$5,500	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2019	\$7,200	4	\$2,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	20%							
	Generic	80%			2051	* *	1-2	\$4,900	

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DEPARTMENT OF CULTURAL AFFAIRS - 126
WAVE HILL WAVE HILL HOUSE GALLERY & CAFE
Asset # : 2388

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DEPARTMENT OF CULTURAL AFFAIRS - 126

Project : CULTURAL AFFAIRS

CAPITAL		FY 2018 - 2021		FY 2022 - 2027	
Miscellaneous Buildings		3,708,900		2,665,500	
EXPENSE		FY 2018	FY 2019	FY 2020	FY 2021
Miscellaneous Buildings		591,800	162,700	197,900	206,400

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1578	HISTORIC RICHMOND TOWN TINSMITH SHOP	724	0	15,200
1579	HISTORIC RICHMOND TOWN STORAGE BLDG/ CARRIAGE HOUSE	2,400	72,800	7,200
1580	HISTORIC RICHMOND TOWN STORAGE SHED	2,400	72,800	7,200
1581	HISTORIC RICHMOND TOWN CROCHERON HOUSE	4,557	138,100	13,700
1593	HISTORIC RICHMOND TOWN OLD NEW DROP RAILROAD STATION	1,082	22,100	13,900
1594	HISTORIC RICHMOND TOWN ANNADALE STORE/RAILROAD STATION	533	0	11,200
1596	HISTORIC RICHMOND TOWN BOEHM HOUSE	2,931	88,900	8,800
1597	HISTORIC RICHMOND TOWN CHRISTOPHER HOUSE	880	18,000	11,300
1599	HISTORIC RICHMOND TOWN BRITTON COTTAGE	4,561	138,300	13,700
1600	HISTORIC RICHMOND TOWN KRUSER - FINLEY HOUSE	1,809	54,800	5,400
1601	HISTORIC RICHMOND TOWN STORAGE	720	0	15,200
1602	HISTORIC RICHMOND TOWN BASKET MAKERS HOUSE	1,098	22,500	14,100
1603	HISTORIC RICHMOND TOWN BENNETT HOUSE	2,839	86,100	8,500
1604	HISTORIC RICHMOND TOWN CARPENTER SHOP	302	0	6,400
2151	BRONX ZOO STORAGE SHED-#15	280	0	5,900
2152	BRONX ZOO SKYRIDE STORAGE BUILDING-#16	3,421	103,700	10,300
2163	BRONX ZOO SAFARI ICE CREAM STAND	624	0	13,100
2165	STATEN ISLAND ZOOLOGICAL SOCIETY ENCLOSURE AT CHILDRENS ZOO	240	0	5,100
2166	STATEN ISLAND ZOOLOGICAL SOCIETY BARN	325	0	6,800
2167	STATEN ISLAND ZOOLOGICAL SOCIETY COVERED BRIDGE	800	16,400	10,300
2168	STATEN ISLAND ZOOLOGICAL SOCIETY PONY BARN	748	15,300	9,600
2169	BRONX ZOO FLAMINGO PUB RESTAURANT - #8	3,075	93,200	9,300
2170	BRONX ZOO BIRDS OF PREY - #9	5,000	151,600	15,000
2171	BRONX ZOO BEEBE'S LAB - #10	2,070	62,800	6,200
2172	BRONX ZOO BOSTON RD. ENTRANCE BUILDING	255	0	5,400
2173	BRONX ZOO AFRICAN HIGHLANDS BABOON HOLDING	1,800	54,600	5,400
2174	BRONX ZOO ANIMAL BARN - #13	1,440	29,500	18,500
2175	BRONX ZOO EXISTING ANIMAL HOSPITAL	3,300	100,000	9,900
2176	BRONX ZOO SKY FARI-WEST TERMINAL - #17	2,110	64,000	6,300
2178	BRONX ZOO AMPHITHEATER - #25	1,350	27,600	17,400
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	25,600	16,100

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	0	13,100
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	0	6,700
2182	BRONX ZOO SAFARI SNACK BAR	600	0	12,600
2183	BRONX ZOO JUNGLE STAND	140	0	2,900
2184	BRONX ZOO COMFORT STATION	1,000	20,500	12,900
2185	BRONX ZOO SOUVENIR BUILDING	4,250	128,800	12,800
2190	BRONX ZOO GARAGE	400	0	8,400
2191	BRONX ZOO BIRD CAGES	1,200	24,600	15,400
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	7,900
2194	BRONX ZOO EXHIBIT BARN	1,575	47,700	4,700
2195	BRONX ZOO WD STORAGE	225	0	4,700
2196	BRONX ZOO WD STORAGE	255	0	5,400
2197	BRONX ZOO LION BUILDING	1,548	46,900	4,700
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	5,700
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	2,500
2200	BRONX ZOO COMFORT STATION	1,000	20,500	12,900
2201	BRONX ZOO EXHIBIT BARN	2,500	75,800	7,500
2202	BRONX ZOO BLACK SMITH SHOP	4,050	122,800	12,200
2203	BRONX ZOO REFRESHMENT STAND	160	0	3,400
2204	BRONX ZOO CRANES & TAKINS BUILDING	450	0	9,500
2205	BRONX ZOO POLAR BEAR CAGES	850	17,400	10,900
2206	BRONX ZOO SKYFARI EAST TERM	1,920	58,200	5,800
2207	BRONX ZOO REFRESHMENT STAND	160	0	3,400
2208	BRONX ZOO AFRICAN THEATRE	300	0	6,300
2209	BRONX ZOO REFRESHMENT STAND	320	0	6,700
2210	BRONX ZOO SOUVENIR STAND	160	0	3,400
2211	BRONX ZOO SOUVENIR STORE	336	0	7,100
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	50,900	5,100
2213	BRONX ZOO BENGALI EXPRESS	4,800	145,500	14,400
2214	BRONX ZOO PROPAGATION BUILDING	1,800	54,600	5,400
2215	BRONX ZOO BARN	1,000	20,500	12,900
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	28,700	18,000
2217	BRONX ZOO COMFORT & STORAGE BUILDING	784	16,000	10,100
2218	NY AQUARIUM GIFT SHOP	828	16,900	10,700
2219	NY AQUARIUM TRIANG	863	17,700	11,100
2220	NY AQUARIUM REFRESHMENTS	576	0	12,100
2221	NY AQUARIUM ART BUILDING	372	0	7,800
2222	NY AQUARIUM RESTROOM	1,256	25,700	16,200
2223	NY AQUARIUM SHARK BUILDING	1,925	58,400	5,800
2224	NY AQUARIUM EXHIBIT	5,100	154,600	15,300
2225	NY AQUARIUM VAULT	653	0	13,700
2226	NY AQUARIUM FOOD PREP	515	0	10,800
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	79,100	7,800
2229	BRONX ZOO PENGUIN BUILDING	1,170	23,900	15,000

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DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
2230	BRONX ZOO GREENHOUSE	5,860	177,700	17,600
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	60,300	6,000
2240	WAVE HILL GREENHOUSE	700	0	14,700
2241	SNUG HARBOR CULT CNTR & BOTN GDN BLDG J	225	0	4,700
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	4,000
2248	SNUG HARBOR CULT CNTR & BOTN GDN BLDG Q	1,870	56,700	5,600
2249	SNUG HARBOR CULT CNTR & BOTN GDN BLDG U	400	0	8,400
2250	SNUG HARBOR CULT CNTR & BOTN GDN BLDG V	592	0	12,500
2251	SNUG HARBOR CULT CNTR & BOTN GDN BLDG W	697	0	14,700
2253	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 1	2,664	80,800	8,000
2254	SNUG HARBOR CULT CNTR & BOTN GDN ART STUDIO 3	2,664	80,800	8,000
2255	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 1	2,664	80,800	8,000
2256	SNUG HARBOR CULT CNTR & BOTN GDN PRE-SCHOOL 2	2,664	80,800	8,000
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	56,800	5,600
2631	HISTORIC RICHMOND TOWN CARRIAGE & WAGON MANUFACTORY	1,936	58,700	5,800
2648	BRONX ZOO AFRICAN TERRACE	2,720	82,500	8,200
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTH (2)	50	0	1,100
2801	BRONX ZOO CAMEL BUILDING	3,066	92,900	9,200
2856	BRONX ZOO NYALA BARN	3,498	106,000	10,500
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	106,100	10,500
14751	NY AQUARIUM LIVE SHARK EXHIBITS	57,000	1,728,000	171,500
14752	NY AQUARIUM OCEAN WONDERS	6,500	197,000	19,600
14831	BRONX ZOO CONSERVATION BLDG	2,500	75,800	7,500
14832	BRONX ZOO BARABARUSA BARN	4,200	127,300	12,600
14833	BRONX ZOO QUARANTINE FACILITY	4,395	133,200	13,200
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	257,700	25,600
14835	BRONX ZOO BUTTERFLY GARDEN	1,000	20,500	12,900

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