Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : 122 COMMUNITY CENTER

Address : 150 FIRST AVENUE

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0041.000 / 14800 Yr Built/Renovated : 1894 /

Area Sq Ft : 48,235 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2018 Landmark Status : NONE

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

Block : 437 Lot : 1 BIN : 1005894

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$183,900	\$106,900
Electrical		\$38,000
Total	\$183,900	\$144,900
Importance Code B	\$146,000	\$144,900
Importance Code C	\$38,000	, in the second
Total	\$183,900	\$144,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$71,300			
Interior Architecture	\$58,800	\$3,600		
Electrical	\$9,500	\$8,800	\$7,900	\$7,900
Mechanical	\$60,700	\$14,000	\$35,800	\$15,900
Site Enclosure	\$24,700			
Total	\$224,800	\$26,400	\$43,700	\$23,700
Importance Code A	\$73,600	\$2,400	\$2,400	\$2,400
Importance Code B	\$105,000	\$24,000	\$41,300	\$21,400
Importance Code C	\$46,200			



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

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

Asset #: 14800

rchitecture	Current Repair	Future Replacem	ent	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls				_		
Masonry: Brick	45% Recent Repair Evident, Extent: Light, Location: Throughout	LIFE Area Affected : 100%	* *	5	\$43,900	
Masonry: Limestone	10% 0-2 \$10,900 Graffiti, Extent: Light, Area Affected: Location: Along First Avenue Recent Repair Evident, Extent: Light, A		* *	5	\$3,700	
	Location: Throughout	inearyjeenea : 10070				
Metal, Corrugated	25%	2059	* *	1		
Metal/Glass Curt Wall	10% Recent Installation, Extent: Light, Area Location: Throughout	LIFE	* *	5	\$18,300	
Metal Panel	10%	2059	* *	5-10	\$33,600	
Windows					·	
Aluminum	100% Recent Replace Evident, Extent: Light, Location: Throughout	2054 , Area Affected : 100%	**	5	\$22,900	
Parapets						
Cast Stone/Terra Cotta	15% Recent Repair Evident, Extent: Light, Location: Throughout	LIFE Area Affected : 100%	* *	5-10	\$16,800	
Masonry: Brick	65% Recent Repair Evident, Extent: Light, Location: Throughout	LIFE Area Affected : 100%	* *	5-10	\$17,600	
Metal Rail	20% Recent Installation, Extent: Light, Area Location: Throughout	2049 a Affected : 100%	* *	5-10	\$14,300	
Roof					*	
Metal Panel	3% Repairs in Progress, Extent : Light, Are Location : Roof	2049 ea Affected : 100%	* *	10	\$1,600	
Modified Bitumen	95% Recent Installation, Extent : Light, Area Location : Throughout	2039 a Affected : 100%	* *	10	\$27,100	
Slate	2% Now \$2,000 Cracking/Crumbling, Extent : Moderat Location : Original Entrance At First	• • • • • • • • • • • • • • • • • • • •	**			
Soffits						
Metal Panel	100% Recent Construction, Extent: Light, Ar Location: Throughout	2059 rea Affected : 100%	* *	5-10		

Interior

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

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

Asset #: 14800

Architecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors	2007	TTDD 44	-	Ø100.700	
Cast in Place Concrete	30% Recent Replace Evident, Extent : Light,	LIFE ** Area Affected : 100%	5	\$109,500	
	Location : Throughout				
Ceramic Tile	10%	2044 **	5	\$8,300	
	Recent Installation, Extent: Light, Area Location: Throughout	a Affected : 100%			
Vinyl Tile	35%	2039 **	3	\$10,900	
·	Recent Replace Evident, Extent : Light, Location : Throughout	Area Affected : 100%			
Wood	25%	2069 **	5	\$39,100	
	Recent Installation, Extent : Light, Area Location : Throughout	a Affected : 100%			
Interior Walls					
Cast in Place Concrete	5%	LIFE **	10	\$9,600	
	Recent Replace Evident, Extent: Light, Location: Throughout	Area Affected : 100%			
Ceramic Tile	10%	2044 **	5	\$7,700	
	Recent Construction, Extent : Light, Ar Location : Throughout	ea Affected : 100%			
Concrete Masonry Unit	10%	LIFE **	5	\$6,100	
	Recent Construction, Extent : Light, Ar Location : Throughout	ea Affected : 100%			
Gypsum Board	45%	LIFE **	5-10	\$58,700	
	Recent Installation, Extent : Light, Area Location : Throughout	a Affected : 100%			
Masonry: Brick	20%	LIFE **	10	\$4,600	
,	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affected : 100%			
Plaster	10%	LIFE **	5-10	\$6,500	
	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affected : 100%			

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

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

Asset #: 14800

Architecture	Current Re	pair	Futur	e Replacemen	t	Maintenance	
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost	Year FY	Estimated Co	st Cyc (Yr	ele Estimated Cost (s)	Priority
nterior							
Ceilings	100/		2040	*	* 5	¢0.200	
AcousTileSusp.Lay-In	10% Recent Installation, Ext Location: Throughou	_	2049 Affected		* 5	\$8,300	
Exposed Struc: Steel	10% Recent Replace Evident Location : Throughou		LIFE Area Affe		* 10	\$16,700	
Gypsum Board	50% Recent Replace Evident Location : Throughou	_	LIFE Area Affe		* 5-1	0 \$143,400	
Masonry:Vault Struct	15% Recent Repair Evident, Location : Throughou	_	LIFE Area Affec		* 10	\$6,300	
Metal Panel	5% Recent Construction, E. Location : Throughou		LIFE ea Affecte		* 5	\$10,400	
Plaster	10% Recent Repair Evident, Location: Throughou		LIFE Area Affec		* 5-1	0 \$14,300	
Site Enclosure							
Fence/Gates							
Chain Link	30%		2059		*		
Iron Picket	70%		2049	*	*		
Free Standing Walls Masonry: Brick	100% Now Cracking/Crumbling, E Location: Throughou Graffiti, Extent: Moder Location: Throughou	t ate, Area Affect		fected : 20%	*		
	Misaligned/Bulging, Ex Location: Wall Along	tent : Severe, Ar		ed : 25%			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2034	*	*		
On-Site Walkways	400/		20.40	.10	•		
Cast in Place Concrete	40%		2049		*		
Cast in Place Concrete	5%		2034	*	ጥ		
No Component	55% Other Observation Ext	antilialet Acce	Affacts 1	. 00/			
	Other Observation, Ext. Location: Rear Yard	eni : Lignī, Area	Affected	. U%			
	Explanation: Gravel						
	<i>Емрининон</i> . Gravet						

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

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

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

Asset #: 14800

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: Light, Area Location: Electrical Room			5	\$200	
Transformers	Explanation: One 3000 Ampere Main	Disconn	ест			
Dry Type	100%	2049	* *	5	\$200	
Switchgear / Switchboard Molded Case Bkrs	100%	2059	* *	5	\$1,300	
Raceway					· · · · · · · · · · · · · · · · · · ·	
Conduit	100%	2059	* *	1		
Panelboards						
Molded Case Bkrs	100%	2054	* *	5	\$1,300	
Wiring						
Thermoplastic	100%	2059	* *	1		
Motor Controllers	000/	• • • •	4.4	_	4.4.0.0	
Locally Mounted	80%	2049	* *	5	\$300	
Variable Frequency	20%	2049	* *			
Drive Ground						
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$1,400	
Stand-by Power	10070	LII L			Ψ1,400	
Transfer Switches						
Automatic	100%	2049	* *	1	\$14,800	
Generators					· · · · · · · · · · · · · · · · · · ·	
Diesel	100% Other Observation, Extent: Light, Area Location: Roof Explanation: 150 Kilowatt Generator		**: 100%	1	\$18,700	
Batteries	Explanation : 150 Kilowali Generator					
Lead/Acid	100%	2024	\$1,500	5	\$1,800	
Fuel Storage			4-,		4-,	
Day Tank	50%	2054	* *	5	\$4,500	
·	Other Observation, Extent : Light, Area Location : Roof At Generator Explanation : 100 Gallon Capacity	Affected	: 100%		. ,	
Main Tank	50% Other Observation, Extent: Light, Area Location: Basement	2069 Affected	* * : 100%	5	\$700	
	Explanation: 80 Gallon Capacity					

Lighting

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

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

Asset #: 14800

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting					**- ***	
Fluorescent	85%	2039	* *	10	\$37,600	
	T-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building	Area Aff	ected : 80%			
Fluorescent	1%	2039	* *	10	\$400	
	T-5 Lamps And Fixtures, Extent : Light, Location : Stairs Leading To Basemen		fected : 1%			
Incandescent	4%	2039	* *	2		
	Other Observation, Extent : Light, Area Location : Art Studios And Theaters Explanation : Halogen Lamps	Affected	: 4%			
LED	10%	2039	* *			
	Other Observation, Extent : Light, Area Location : Lobbies And Corridors Explanation : Led Fixtures	Affected	: 10%			
Egress Lighting	•					
Emergency, Service	50%	2039	* *	1		
Exit, Battery	50%	2039	* *	10	\$1,600	
Exterior Lighting						
Fluorescent	10%	2039	* *	10	\$400	
	Compact Fluorescent Light, Extent: Lig Location: Roof	ght, Area	Affected : 10%			
LED	90%	2039	* *			
	Other Observation, Extent : Light, Area Location : Building Perimeter Explanation : Led Fixtures	Affected	: 90%			
Alarm Security System						
Generic	50%	2039	* *	1	\$9,000	
	Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : Cctv System	Affected	: 50%			
Generic	50%	2039	* *	1	\$9,000	
Generic	Other Observation, Extent : Light, Area Location : Throughout The Building		: 50%	1	Ψ2,000	
	Explanation: Intrusion Alarm System					
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$29,700	
	Other Observation, Extent : Light, Area Location : Throughout The Building					
	Explanation: Manual Pull Stations, E	Iorns And	l Strobes, Smoke L	etection		

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 14800

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2059	* *	1		
Conversion Equipment Hot Water Boiler	100%		2049	* *	1	\$23,900	
Distribution	1000/			at. at.	2.5	# 12 (00	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$42,600	
Terminal Devices	1000/		2040	* *	1	¢15 (00	
Convector/Radiator	100%		2049		1	\$15,600	
Air Conditioning Energy Source							
Electricity	100%		2054	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	70%		2044	* *	1	\$36,500	
No Component	30%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$78,400	
Terminal Devices Air Handler/Cool/Ht	70%		2039	* *	1	\$20,900	
No Component	30%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢42 (00	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$42,600	
Roof	100%		2039	* *	2	\$1,500	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2049	* *	1		
Water Heater Gas Fired	100%		2029	\$28,100	2	\$700	
		servation, Extent : Light, Area a : 5th Floor	Аဌјестеа	: 100%			
Sanitary Piping	Ехріапа	tion: 2 125-gallon Units					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100/0		ьпь		1		
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)	10070		<u> </u>				
Electric	100%		2039	* *	4	\$1,900	
Backflow Preventer							
Generic	100%		2039	* *	1	\$3,000	
Fixtures						-	
Generic	100%						
Vertical Transport							

Vertical Transport

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

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

Asset #: 14800

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected: 10	0%			
	Location : Basement To 5th Floo	or				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2059	* *	1-5	\$25,200	
Sprinkler						
Generic	100%	2059	* *	1-2	\$13,500	
Fire Pump						
Generic	100%	2044	* *	1	\$9,000	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF THE MOVING IMAGE

Address : 36-01 35TH AVE

Total

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 170,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Nov-2017 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Block : 644 Lot : 1 BIN : 4441089

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$394,900	\$449,500
Interior Architecture	\$603,500	\$424,900
Electrical	\$133,600	\$1,763,800
Mechanical	\$42,100	\$3,722,900
Total	\$1,174,100	\$6,361,200
Importance Code A	\$394,900	\$1,269,100
Importance Code B	\$779,200	\$4,984,800
Importance Code C		\$107,200
Total	\$1,174,100	\$6,361,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,100		\$7,500	
Interior Architecture	\$31,200		\$110,700	
Electrical	\$16,900	\$22,900	\$23,200	\$21,500
Mechanical	\$84,500	\$63,500	\$72,900	\$60,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$165,600	\$94,300	\$222,100	\$90,400
Importance Code A	\$36,900	\$11,800	\$19,200	\$11,800
Importance Code B	\$97,600	\$82,500	\$202,900	\$78,600
Importance Code C	\$31,200			

\$94,300

\$222,100

\$90,400



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.

\$165,600

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

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

Asset #: 14458

Architecture	Current Repair Future Replacement			M			
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Cast in Place Concrete	60%		LIFE	**	5	\$512,300	
		l Cracks, Extent : Light, Area	Affected	: 1%			
		: Window Sills	Υ 1 . 1	10/			
		racks, Extent : Light, Area A <u>f</u> : Throughout	јестеа : 1	70			
16 . 15 . 1		: Inrougnoui	20.40	.	7.10	#122.200	
Metal Panel	21%		2049	* *	5-10	\$123,300	
Pre-Cast Concrete	5%		LIFE	* *	5	\$27,800	
Stucco Cement	7% 7%		2042	* *	5	\$14,900	
Window Wall Windows	/%		2055		5	\$22,400	
Aluminum	97%		2045	* *	5	\$73,400	
Metal Louvers	3%		2043	* *	10	\$14,200	
Parapets	370		2036		10	\$17,200	
Cast in Place Concrete	70%		LIFE	* *	5	\$133,900	
Metal Panel	30%		2049	* *	5	\$10,800	
Roof	2070					\$10,000	
Modified Bitumen	100%	4+ \$35,000	2034	* *			
		xtent : Light, Area Affected :					
	Location	: Throughout					
Soffits							
Metal Panel	100%		2049	* *	5-10	\$400	
terior							
Floors							
Carpet	75%		2028	\$3,094,200	3	\$326,700	
Cast in Place Concrete	10%		LIFE		5	\$127,100	
		ing, Extent : Light, Area Affe					
		: Stair Landings, Mechanica					
Traffic Topping	10%		2034	* *	5	\$36,300	
Vinyl Tile	5%		2034	* *	3	\$5,400	
Interior Walls	5 0/		TTDD	ماد ماد	_	ФО 400	
Concrete Masonry Unit	5%		LIFE	* *	5	\$8,400	
Fabric on Framing	5%		2030	* *	5	\$5,300	
Glass: Single Pane	5%	NI 016 500	LIFE	* *	5	\$15,800	
Gypsum Board	85%		LIFE		5	\$107,200	
		Crumbling, Extent : Moderate : Mechanical Rooms, Staff S		µесіва : 5%			
Ceilings	Locuion	. Heenanca Rooms, sugj s	pures				
Exposed Concrete	30%		LIFE	* *	5-10	\$108,900	
Gypsum Board	5%		LIFE	* *	5-10	\$49,900	
Gypsum Board Gypsum Board	65%		LIFE	* *	5-10	\$648,900	
Cypouin Bourd		ervation, Extent : Light, Area		! : 100%	2 10	\$5.10,200	
		: Auditorium	33				
	E1	tion : Actually Fabric Covere	d Cailina	Danala			

Site Enclosure

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

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

Asset #: 14458

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

ectrical	Current Repair	Future Replace	ment	М	aintenance		
tem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ler 600 Volts		•					
Service Equipment							
Fused Disc Sw	100%	2049	* *	5	\$700		
	Other Observation, Extent : Light,	Area Affected : 100%					
	Location: Electrical Room						
	Explanation: Main Service Swit	ch Rated At 3000 Amper	es				
Transformers							
Dry Type	100%	2042	* *	5	\$600		
3 31	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: 1000 Kilo-volt-am	pere, 480/277 Volts					
Switchgear / Switchboard							
Fused Disc Sw	50%	2049	* *	5	\$400		
Molded Case Bkrs	50%	2039	* *	5	\$2,200		
Raceway							
Conduit	60%	2049	* *	1			
Conduit	40%	2039	* *	1			
Panelboards							
Molded Case Bkrs	60%	2051	* *	5	\$2,700		
Molded Case Bkrs	40%	2037	* *	5	\$1,800		
Wiring							
Thermoplastic	60%	2049	* *	1			
Thermoplastic	40%	2039	* *	1			
Motor Controllers							
Locally Mounted	50%	2034	* *	5	\$600		
Variable Frequency	50%	2042	* *	-	4.00		
Drive	- • • •						

Ground

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

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

Asset #: 14458

Electrical	Current Repa	Current Repair Future Replacer		cement Maint		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$5,000	
Stand-by Power						
Transfer Switches	1000/	2024	* *		#52.200	
Automatic	100% Not in Service, Extent : Li Location : Electrical Ro			1	\$52,300	
Generators						
Diesel	100% Now Not in Service, Extent: M Location: Roof	\$72,400 2044 Ioderate, Area Affected	* *	1	\$59,200	
Lighting						
Interior Lighting						
Fluorescent	15% T-5 Lamps And Fixtures, Location: Basement	2034 Extent : Moderate, Area	* * a Affected : 100%	10	\$23,400	
Fluorescent	5% Compact Fluorescent Lig Location : Throughout T		\$30,600 rea Affected : 100	10	\$7,800	
Fluorescent	10% 0-2 T-12 Lamps And Fixtures Location: Mechanical S		* * fected : 100%			
Incandescent	70%	2029	\$1,605,600	2	\$2,600	
Egress Lighting						
Emergency, Battery	50%	2029	\$127,600	10	\$20,500	
Exit, LED	50%	2057	* *	1		
Alarm						
Security System Generic	100%	2037	* *	1	\$62.500	
Generic	Other Observation, Exten Location : Throughout T Explanation : CCTV Su	t : Light, Area Affected The Building	: 100%	1	\$63,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$31,400	
-	Other Observation, Exten Location : Throughout T	The Building				
	Explanation : Strobe Lig	ghts, Manual Pull Statio	n And Smoke Det	ectors		

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		

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

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

Asset #: 14458

Mechanical		Current Repair	Futur	Future Replacement		aintenance		
System Component Type	% of Total	Fail Date Estimat (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment								
Hot Water Boiler	60%		2027	\$819,600	1	\$50,400		
		servation, Extent : Li		: 100%				
		i : Old Wing Penthol		to In Early Comme	,			
G. D. T.		tion: 2 Groups Of S		its In Each Group, **		Ф.СТ. 200		
Steam Boiler	40%		2042		1	\$67,300		
		servation, Extent : Li		: 40%				
		n : New Wing Pentho tion : 2 Newer Units		Vatan Cannantan				
Distribution	Ехрійни	iion . 2 Newer Oniis	wiin I New Hoi v	valer Converter				
Hot Wtr Piping/Pump	60%		2037	* *	4	\$7,500		
Hot Wtr Piping/Pump	20%		2045	* *	4	\$2,500		
Steam Piping/Pump	20%		2049	* *	7	\$2,500		
Terminal Devices	2070		2017					
Air Handler	40%		2024	\$996,800	1	\$42,100		
Air Handler	30%		2034	**	1	\$31,500		
Convector/Radiator	20%		2027	\$189,700	1	\$11,000		
Convector/Radiator	10%		2042	**	1	\$5,500		
Air Conditioning								
Energy Source								
Electricity	100%		2045	* *	1			
Conversion Equipment								
Centrifugal, Elec Chille	er 100%		2038	* *	1	\$184,000		
		pair Evident, Extent	: Light, Area Affec	cted : 100%				
	Location	=						
		servation, Extent : Li	ght, Area Affected	: 100%				
	Location	·						
	Explana	tion : Refrigerant 40	17-c					
Distribution	1000/		2020	* *	4	Φ0.400		
CW & CHW Wtr	100%		2039	* *	4	\$8,400		
Pipe/Pump								
Terminal Devices Air Handler/Cool/Ht	600/		2024	¢1 102 500	1	\$63,100		
Air Handler/Cool/Ht	60% 40%		2024	\$1,192,500 * *	1 1	\$63,100 \$42,100		
Ventilation	4070		2034		1	\$42,100		
Distribution								
Distribution Ductwork/Diffusers	60%		LIFE	* *	2-5	\$90,100		
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$60,000		
Exhaust Fans	7070		Lii L			Ψ00,000		
Interior	50%		2024	\$315,200	2	\$2,600		
Interior	30%		2034	**	2	\$1,600		
Roof	20%		2029	\$58,800	2	\$1,000		
71.	2070		2027	\$20,000		Ψ1,000		

Plumbing

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

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

Asset #: 14458

Mechanical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
H/C Water Piping								
Brass/Copper		815,900 2039	* *	1				
	Corroded, Extent : Moderate,	Area Affected: 50	%					
	Location: Water Main							
Brass/Copper	40%	2055	* *	1				
Water Heater								
Gas Fired	100%	2027	\$108,100	2	\$2,500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Penthouse							
	Explanation: 100 Gallons							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Submersible	100%	2022	\$6,000	4	\$5,400			
Sewage Ejector(s)								
Electric	100%	2037	* *	4	\$10,100			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: (1) 1st To 3rd Flo	, ,	To 3rd Floor					
	Explanation : 2 Units - Frei	ght Not Working						
Fire Suppression								
Sprinkler	1000/	2055		1.0	Φ.4 7 . 600			
Generic	100%	2055	* *	1-2	\$47,600			

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$165,800	\$144,500
Interior Architecture		\$190,800
Mechanical		\$40,400
Total	\$165,800	\$375,700
Importance Code A	\$165,800	\$144,500
Importance Code B		\$231,200
Total	\$165,800	\$375,700

Total	\$67,900	\$119,200	\$30,100	\$12,500
Importance Code C	\$800			
Importance Code B	\$22,600	\$42,500	\$30,100	\$12,100
Importance Code A	\$44,500	\$76,700		\$400
Total	\$67,900	\$119,200	\$30,100	\$12,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$18,600	\$32,900	\$24,600	\$8,500
Interior Architecture	\$800	\$6,100	\$1,500	
Exterior Architecture	\$44,500	\$76,300		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

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

Architecture		Current Repair Future Replacement		M	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	400/			• • • • •		4.0	0.10.000	
Copper/Terne	12%			2061	**	10	\$19,000	
			xtent : Moderate, 1 nd West Facades	Area Affe	ectea : 100%			
		i : Norin An tion : Copp						
Maranan Daiah			ет ғинеі	LIDD	* *		\$27,000	
Masonry: Brick Masonry: Limestone	40% 3%			LIFE LIFE	* *	5 5	\$27,000 \$1,500	
Metal/Glass Curt Wall	3% 10%			LIFE	* *	5	\$1,300 \$12,700	
Pre-Cast Concrete	20%	4+	\$24,800	LIFE	* *	5	\$43,900	
Tie-Cast Concrete			\$24,800 xtent : Moderate, 1		octed · 5%	3	\$45,900	
		r : South Fa		1164 11996	cieu . 570			
			Extent : Moderate,	Area Af	fected : 5%			
	_				nt Southwesterly C	orner		
			Extent : Moderate					
	_	ı : South Fa			,,,			
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	20%			2031	* *	10	\$30,200	
Membrane Plaza Roof: Stone Panel	la 450/	Now	\$165,800	2046	* *			
Flaza Roof. Stolle Falle					ea Affected : 10%			
		agea 1 tasn 1 : Over Ga	-	eraie, m	ea Tyjeciea . 1070			
			xtent : Moderate, 1	Area Affe	ected : 20%			
		: Over Ga		1, 00, 11,,, 0	20,0			
			xtent : Moderate, 1	Area Affe	ected : 10%			
			Prain At Base Of F					
		tion : Efflor						
Plaza Roof: Stone Panel				2046	* *			
1 1424 10001 2 1011 1 1410			xtent : Light, Area		! : 100%			
		: Through	_					
				lantings .	And Fountain Hea	ds		
Sloped Glazing		Now	\$19,700	LIFE	* *	5	\$100,600	
			xtent : Moderate, 1		ected : 5%			
	Location	: Above G	rand Stair					
Interior								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (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: Roads	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 Skyligh	ht Above Grand St	air					
Masonry: Brick	10%		LIFE	* *				
Ceilings								
AcousTileSusp.Lay-In	5%		2031	* *	5	\$12,200		
Exposed Concrete	75%		LIFE	* *	5	\$28,600		
Emposed concrete	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Parking (
Gypsum Board	20%		LIFE	* *	5	\$61,000		

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	20%		2036	* *	1		
No Component	80%						
Conversion Equipment							
HTHW/HW Exchanger	20%		2035	* *	2	\$2,000	
No Component	80%						
Distribution							
No Component	20%						
_	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	: Section 17					
	Explanat	ion : Piping Only, Hot Water	Is Suppl	ied From Section 1	17		
No Component	80%						
Air Conditioning							
Energy Source							
District Chilled Water	20%		2046	* *	1		
No Component	80%						

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

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

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

Asset #: 13564

Mechanical		Current Repair	Future Replacem		ment Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Distribution	200/		2046	* *	4	Ø1 (OO		
CW & CHW Wtr Pipe/Pump	20%		2046	* *	4	\$1,600		
Fipe/Fump	Other Ohs	ervation, Extent : Light, Area	Affected	1 · 20%				
		: Section 17	rijjeeieu	. 2070				
	Explanat	ion : Piping Only, Chilled Wo Section 17	ıter Is Pı	ımped To This Bui	lding Fro	om The Chiller		
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%		2031	* *	1	\$20,200		
No Component	80%							
Ventilation								
Distribution	1000			عاب عاب		401.00		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,000		
Exhaust Fans	1000/							
Not Accessible	100%							
Plumbing H/C Water Piping								
Galvanized Steel	20%		2039	* *	1			
No Component	80%		2033		1			
Sanitary Piping	0070							
Not Accessible	100%							
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Submersible	100%		2020	\$5,800	4	\$5,200		
Vertical Transport								
Elevators								
Hydraulic	100%		LIFE	* *				
		ervation, Extent : Light, Area	Affected	! : 100%				
		: Basement To 2nd Floor						
r: a .	Explanat	ion : 1 Unit						
Fire Suppression								
Standpipe Generic	100%		2036	* *	1-5	\$82,300		
Sprinkler	100%		2030		1-3	\$62,300		
Sprinkler Generic	100%		2036	* *	1-2	\$45,700		
Generic	10070		2030		1-4	ΨΤ2,700		

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: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$207,600	\$211,400
Interior Architecture		\$201,400
Mechanical	\$134,500	
Total	\$342,100	\$412,800
Importance Code A	\$207,600	\$211,400
Importance Code B	\$134,500	\$161,200
Importance Code C		\$40,300
Total	\$342,100	\$412,800

Total	\$104,000	\$125,200	\$377,200	\$57,200
Importance Code C				
Importance Code B	\$57,600	\$70,400	\$375,000	\$55,000
Importance Code A	\$46,500	\$54,900	\$2,200	\$2,200
Total	\$104,000	\$125,200	\$377,200	\$57,200
Elevators/Escalators	\$45,600	\$45,600	\$45,600	\$45,600
Mechanical	\$15,500	\$11,900	\$35,300	\$11,600
Interior Architecture		\$15,100	\$296,400	
Exterior Architecture	\$42,900	\$52,600		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific 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 I	Repair	Future Replacement Maintenance			aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	5%			2061	* *	10	\$9,000		
Exposed Struc: Steel	10%			LIFE	* *	5	\$24,100		
Glass: Special Gauge	55%	2-4	\$207,600	LIFE	* *	1			
			Extent : Moderate, .		ected : 45%				
			ions For Plate Gla						
	Explana	tion : Gask	ets/washers Are Ci	racked					
Masonry: Brick	10%			LIFE	* *	5	\$7,700		
Masonry: Granite	10%			LIFE	* *	5	\$5,800		
Pre-Cast Concrete	10%	Now	\$28,400	LIFE	* *	5	\$25,100		
	_	_	Extent: Moderate	-	ffected : 10%				
	Location	: South Fo	icade - Facing Bui	lding 13					
	_	_	Extent : Moderate	-	ffected : 10%				
	Location	: South Fo	icade - Facing Bui	lding 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		
		_	Extent : Moderate,	Area Af	tected : 20%				
		: Various							
			ent : Moderate, Ar		ed: 10%				
		: Insulatio	on Exposed, South						
IRMA/Protected Membrane	30%			2031	* *	10	\$23,800		
			nt, Extent : Light, A And Roof Drains		cted : 25%				
Metal Panel	5%			2039	* *	10	\$7,300		
Plaza Roof: Stone Panel		Now	\$14,500	2046	* *		* - ,		
	Water Pen	etration, E	xtent : Moderate, A Entrance (81st En	Area Affe	cted : 15%				
Skylight, Metal/Glass	5%			2046	* *	10	\$13,200		
Sloped Glazing	20%			LIFE	* *	5	\$211,400		
1	Recent Re	place Evide : Through	ent, Extent : Light, out		ected : 100%	-	,		

Interior

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

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

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

Architecture	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	15%		2022	\$285,500	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 Observa	tion, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Sp.	here					
	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 Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2046	* *	1		
Conversion Equipment						
Heat Exchanger, Plate &	50%	2035	* *	1	\$22,100	
Frame						
	Other Observation, Extent : Light, Area	Affected: 10	00%			
	Location: Basement					
	Explanation: 2 Steam To Hot Water C	Converters				
Pres. Reducing	50%	2035	* *	5	\$2,700	
Valve/LP Steam						
Distribution						
Hot Wtr Piping/Pump	100%	2042	* *	4	\$4,400	
Air Conditioning						
Energy Source						
District Chilled Water	100%	2046	* *	1		

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

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

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

Mechanical	Current Repair Future Replacement Maintenance					aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$6,600	
• •	Location	: Through tion : Chill	Extent : Light, Area out ed Water Supply A			lled Wate	er Is Pumped	
Terminal Devices Air Handler/Cool/Ht	Malfunctio	-	\$52,300 nt : Moderate, Are ass Defrost System	2031 a Affecte	* * d : 5%	1	\$49,800	
Ventilation								
Distribution	1000/					2.5		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900	
Exhaust Fans	1000/			2021	* *	2	¢2.700	
Roof	100%			2031		2	\$2,700	
Plumbing H/C Water Piping Brass/Copper	100%			2052	* *	1		
Water Heater								
Electric	100%			2021	\$82,200	4	\$800	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	Malfunctio	Now oning, Exte	\$1,600 nt : Moderate, Are nt	2020 a Affecte	\$3,200 d : 100%	4	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport Elevators								
Geared Traction	Location		Extent : Light, Area	LIFE Affected	**!: 90%			
Hydraulic	10% Other Obs Location	ervation, E	Extent : Light, Area nt To 1st Floor	LIFE Affected	**			
Escalators	<u> </u>							
Under 20' Rise	Location		Extent : Light, Area o 1st Floor, (1) 1st e Units			3rd Flooi		

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

Page: 23

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

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2052	* *	1-5	\$45,100	
Sprinkler						
Generic	100%	2052	* *	1-2	\$25,100	

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

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

Page: 24

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,017,200	
Interior Architecture	\$157,900	\$360,700
Mechanical	\$1,047,200	\$1,794,400
Total	\$2,222,400	\$2,155,100
Importance Code A	\$1,083,800	
Importance Code B	\$1,095,800	\$2,078,500
Importance Code C	\$42,800	\$76,600
Total	\$2 222 400	\$2 155 100

\$2,155,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$33,900	\$300	\$15,500
Interior Architecture			\$427,200	
Mechanical	\$69,200	\$39,200	\$22,900	\$8,200
Total	\$69,200	\$73,100	\$450,400	\$23,600
Importance Code A		\$33,900	\$3,100	\$15,500
Importance Code B	\$69,200	\$39,200	\$447,300	\$8,200
Importance Code C				
Total	\$69,200	\$73,100	\$450,400	\$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.

Asset #: 2327

rchitecture	Current Repair Future Replacement			ement	M		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	68% Now Cracking/Crumbling, Location: Various Efflorescence, Extent Location: West Fad Int Mortar Miss/Eroc Location: Through Staining/Discoloring	t : Severe, Area Aff cade d, Extent : Severe, A	ected : 40% Area Affected : 15	5%	5	\$33,500	
	Location : West Fa		леи Ајјестеи . 50	× 0			
	Water Penetration, E Location: Through	Extent : Severe, Are					
Masonry: Granite	7% Now Diagonal Cracks, Ex Location: At Dorm Int Mortar Miss/Eroc Location: Through Rusting Masonry Sup Location: At Dorm Staining/Discoloring Location: West Fac Water Penetration, E Location: Through	ner On West Facado d, Extent : Modera out ot, Extent : Modera ners , Extent : Moderate cade (xtent : Moderate, 1	e te, Area Affected . te, Area Affected :	: 10% 25%	5	\$2,600	
Masonry: Limestone	25% Staining/Discoloring. Location: West Fac	, Extent : Severe, A	LIFE rea Affected : 309	**	5	\$9,200	
Windows							
Aluminum Wood	5% 65% Now Deteriorated Finish, Location: West Factory Rot/Decay, Extending Inefficient Location: West Factory Inermally Inefficient Location: West Factory Inermalian I	cade Below Gutter nt : Severe, Area A cade Below Gutter , Extent : Severe, A cade Below Gutter t : Severe, Area Aff cade Below Gutter Extent : Severe, Are	Line ffected: 25% Line rea Affected: 509 Line ected: 50% Line Line a Affected: 25%		5 5	\$500 \$33,500	1
Wood	30% Recent Replace Evide Location : Above G	_		**	5	\$30,900	

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

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

Asset #: 2327

Architecture	Current Repair	Future Replac	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior Roof								
Copper/Terne	25% Now \$202,700	2066	* *					
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 35	%					
	Location: Various							
	Deformed/Dented, Extent: Severe, Area	a Affected : 35%						
	Location : Various							
	Other Observation, Extent: Moderate, 1	Area Affected : 10	0%					
	Location: Roof Of North Head Buildi	ng						
	Explanation: Beyond Useful Life							
Copper/Terne	25%	2061	* *	10	\$33,900			
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location : Above Gutter Line, East Ar	nd West Facades						
Slate	50%	LIFE	* *					
	Recent Repair Evident, Extent: Light, A		0%					
	Location : Above Gutter Line, East Ar							
nterior								
Floors								
Carpet	20%	2022 \$	410,000	3	\$43,300			
Mosaic Tile	20%	2031	* *	5	\$72,200			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%							
	Location: First Floor Exhibition Area	a						
	Other Observation, Extent: Moderate,	Area Affected : 10	0%					
	Location: Multiple Locations							
	Explanation: Historic Minton Tiles -	Super Premium.						
Steel Grating	5%	2046	* *	1				
S	Other Observation, Extent : Moderate,	Area Affected : 10	0%					
	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 \$42,800	LIFE	* *	5	\$28,700			
	Cracking/Crumbling, Extent: Severe, A		%					
	Location: At Mezzanine Stairs							
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location: Throughout							
	Location : Throughout							
	Location: Throughout Water Penetration, Extent: Severe, Are	a Affected : 10%						
	ē	ea Affected : 10%						
Plaster	Water Penetration, Extent : Severe, Are	ta Affected : 10%	* *	5	\$5,700			

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

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

Asset #: 2327

Architecture		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2039	* *	5	\$7,200	
Plaster	10%			LIFE	* *	5	\$9,000	
Plaster	75%	Now	\$79,100	LIFE	* *	5	\$67,600	
	Recent Rep	oair Evident,	Extent : Light, A	rea Affe	cted : 25%			
	Location	: At Dormers	7					
	Water Pen	etration, Exte	nt : Severe, Are	a Affecte	d: 10%			
	Location	: Near Dorm	ers And At Mezz	ainine S	tairs			
Wood	10%			LIFE	* *	5	\$126,300	

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing	100%			2022	\$66,600	5	\$5,700	
Valve/LP Steam								
Distribution					di di			
Central Plant Steam Piping/Pmp	50%	0-2	\$850,600	2056	* *	4	\$2,400	
	Corroded,	Extent: M	loderate, Area Affe	cted : 50	9%			
	Location	: Through	out, Deteriorating	Steam A	nd Condensate Ret	urn Pipir	ıg	
Central Plant Steam Piping/Pmp	50%			2026	\$850,600	4	\$2,400	
		led Life, Ex : Through	tent : Moderate, Ai out	rea Affec	eted : 100%			
Terminal Devices								
Convector/Radiator	15%			2024	\$80,700	1	\$4,700	
		led Life, Ex : Through	tent : Moderate, Ai out	rea Affec	eted : 100%			
Convector/Radiator	5%	0-2	\$26,900	2046	* *	1	\$1,400	
			nt : Moderate, Ared out, Defective Stea	00			. ,	
No Component	80%		· ,					
No Component		ervation F	Extent : Light, Area	Affected	1 · 0%			
		: Through		rijjecica	. 070			
			ded In Ac Section					
Air Conditioning	Explana	inclu	aca in the beenon					
Energy Source								
District Chilled Water	80%			2046	* *	1		
Electricity	20%			2042	* *	1		

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

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

Asset #: 2327

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning			· I				I.
Conversion Equipment							
Window/Wall Unit	20%		2025	\$41,900	1		
	Recent Installation, Ex- Location : Throughou	-	ı Affected	: 100%			
No Component	80%						
Distribution							
CW & CHW Wtr Pipe/Pump	80%		2046	* *	4	\$3,800	
	Other Observation, Ext Location : Section 17	_	Affected	: 100%			
	Explanation : Piping Section 17	Only, Chilled W	ater Is Su	pplied From The C	Central C	Chiller Plant In	
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	15% 0-2	\$33,800	2036	* *	1	\$8,000	
	Damaged, Extent: Mod						
	Location: 1 Of 8 Uni	ts Damaged Due	To Fire,	1 Of 8 Damaged 0	Chilled V	Vater Coil	
Air Handler/Cool/Ht	65%		2026	\$146,500	1	\$38,800	
No Component	20%						
Dehumidifier							
No Component	50%						
Generic	50%		2024	500 (
	Other Observation, Ext	_	Affected	: 50%			
	Location: Various Fi		mi c	1.11. T. D. C	4 D 1	. 1.0	
Ventilation	Explanation: The Air	· Handlers Have	The Cap	ability To Perform	A Denur	nidification Cycle	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$53,800	
Exhaust Fans	10070		DII D		2 3	ψ33,000	
Interior	90%		2026	\$321,800	2	\$2,700	
111101101	90% 2020 \$321,800 2 \$2,700 Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughou	_					
	Explanation : Most O	f Ventilation Occ	curs Thro	ough Air Handlers			
Roof	10%		2021	\$16,700	2	\$300	
	On Extended Life, Exte Location : Roof	nt : Moderate, A		•		****	
Plumbing	-						
H/C Water Piping							
Galvanized Steel	20% 0-2 Corroded, Extent : Mod	\$88,200 derate, Area Affe	2046 ected : 30	**	1		
	Location : At Or Nea Corrosion Is Creating				Reported,	The Internal	
Galvanized Steel	80% On Extended Life, Exte Location : Throughor		2024 rea Affec	\$352,800 ted: 100%	1		

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

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

Asset #: 2327

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	On Extende	d Life, Extent : Moderate, A	rea Affec	rted : 100%			
	Location :	Throughout					
Storm Drain Piping							
Cast Iron	80%		LIFE	* *	1		
Cast Iron	20%	0-2 \$41,900	LIFE	* *	1		
	Corroded, I	Extent : Severe, Area Affecte	d: 20%				
		Basement, Heavy Internal S Is Creating Flow Capacity		-			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$48,600	
Sprinkler			•				
No Component	50%						
Generic	50%		2052	* *	1-2	\$13,500	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 10

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 24-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$171,300
Mechanical	\$387,800	\$1,095,800
Total	\$387,800	\$1,267,000
Importance Code A		\$171,300
Importance Code B	\$387,800	\$1,095,800
Total	\$387,800	\$1,267,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture		\$2,800	\$745,300	
Mechanical	\$26,800	\$10,100	\$9,600	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,700	\$16,800	\$758,800	\$8,100
Importance Code B	\$30,700	\$16,800	\$758,800	\$8,100
Importance Code C				
Total	\$30,700	\$16,800	\$758,800	\$8,100



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

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

Asset #: 2653

Architecture	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Not Accessible	100%					
Roof						
Copper/Terne	100%	2054	* *	10	\$171,300	
nterior						
Floors						
Carpet	85%	2022	\$719,900	3	\$76,000	
	Staining/Discoloring, Extent : Mo Location : Various	derate, Area Affec	eted : 10%			
	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: 1	00%			
	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	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2036	* *	1		
Distribution							
Central Plant Steam	50% 0-2	\$351,400	2056	* *	4	\$1,000	
Piping/Pmp							
1 6 1	Other Observation,	Extent : Moderate,	Area Affect	ted : 50%			
	Location : Throug	hout					
	Explanation : Det Tank	eriorating Steam, Co	ondensate l	Return Piping An	d Conde	nsate Quenching	
Central Plant Steam	50%		2026	\$351,400	4	\$1,000	
Piping/Pmp				,			
1 5 1	On Extended Life, E	Extent : Moderate, A	rea Affecte	d: 100%			
	Location : Throug	hout					

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

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

Asset #: 2653

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	00/		2024	#15 000		Ф1 000	
Convector/Radiator	8%	· Francis Malanda A	2024	\$17,800	1	\$1,000	
	Location : Thro	-	rea Affec	tea : 100%			
Convector/Radiator	2% 0-2	. ,	2046	* *	1	\$200	
	-	Extent : Moderate, Are oughout, Defective Stea		d : 50%			
No Component	90%						
	Other Observation Location: Fan	on, Extent : Light, Area Room	Affected	: 0%			
	Explanation : C	Covered Under A C Sys	tem				
Air Conditioning							
Energy Source District Chilled Water	100%		2046	* *	1		
Distribution CW & CHW Wtr	100%		2046	* *	4	\$2,000	
Pipe/Pump	Other Observation	on, Extent : Light, Area	Affected	. 100%			
	Location : Secti	_	тујестец	. 10070			
		Piping Only, Chilled W	ater Is Pi	ımped To This Bui	lding Fra	om The Cenytral	
Terminal Devices							
Air Handler/Cool/Ht	100%		2026	\$465,700	1	\$24,600	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$22,200	
Exhaust Fans	100%		LIFE		2-5	\$22,200	
Interior	90%		2026	\$133,000	2	\$1,100	
interior		on, Extent : Light, Area			2	ψ1,100	
	Location : Thro	_					
		ost Of Ventilation Oc	curs Thre	ough Air Handlers			
Roof	10%		2031	**	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	20% 0-2	\$36,400	2046	* *	1		
		: Severe, Area Affecte					
	Internal Corros	r Near Points Of Use, ion Is Creating Water	Flow Res	striction Issues	iping Re	ported. The	
Galvanized Steel	80%	T 1/ 1	2024	\$145,800	1		
	On Extended Life Location : Thro	e, Extent : Moderate, A oughout	rea Affec	ted: 100%			
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
	-	e, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Thro	pugnout					

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

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

Asset #: 2653

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priori
Plumbing			
Storm Drain Piping			
Cast Iron	80%	LIFE **	1
	On Extended Life, Extent: Modera	ate, Area Affected : 100%	
	Location: Throughout		
Cast Iron	20% 0-2 \$17,3	800 LIFE **	1
	Corroded, Extent : Severe, Area A	ffected : 20%	
	Location: Basement, Heavy Inte	rnal Storm Drain Pipe Corrosio	n Reported. The Internal
	Corrosion Is Creating Flow Cape	acity Issues During Periods Of I	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 \$20,100
Sprinkler			
Generic	100%	2052 **	1-2 \$11,200

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

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

Page: 34

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 31-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Total

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$813,500	\$261,500		
Interior Architecture	\$78,600	\$134,900		
Mechanical	\$495,700	\$2,484,200		
Total	\$1,387,800	\$2,880,700		
Importance Code A	\$862,800	\$261,500		
Importance Code B	\$525,000	\$2,484,200		
Importance Code C		\$134,900		
Total	\$1,387,800	\$2,880,700		

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,100		\$18,000	
Interior Architecture	\$182,100	\$8,700	\$2,400	\$32,800
Mechanical	\$23,000	\$17,600	\$21,400	\$7,000
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Total	\$237,100	\$33,200	\$48,800	\$46,700
Importance Code A	\$25,100		\$20,200	
Importance Code B	\$212,000	\$33,200	\$28,600	\$46,700
Importance Code C				

\$33,200

\$48,800

\$46,700



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.

\$237,100

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

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

Asset #: 2314

Architecture	Current Repair % of Fail Date Estimated Cost Total (Years)		Future Replacement Year Estimated Cost FY		Maintenance Cycle Estimated Cost (Yrs)		Priority
System Component Type							
Exterior							
Exterior Walls							
Masonry: Brick	100% Now	\$356,800	LIFE	**	5	\$106,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : North Facade, Upper Floors						
	Location : North Face	ade, Upper Flooi	S				
Windows	2.50 /		20.42	* *	_	# 4.000	
Aluminum	25%	0.456 5 00	2042	* *	5	\$4,900	
Wood	75% Now	\$456,700	2051		5	\$73,100	
	Deteriorated Finish, Ex Location : Throughou		Area Affe	ected : 50%			
	Thermally Inefficient, E Location : Throughou		e, Area Af	fected : 50%			
	Split/Cracked, Extent : Location : Throughou	Moderate, Area	Affected :	50%			
Parapets	0						
Masonry: Brick	85%		LIFE	* *	5	\$6,200	
Ž	Recent Repair Evident, Location : South Face		te, Area A	Affected : 10%			
Pre-Cast Concrete	10%		LIFE	* *	5	\$4,600	
Stucco Cement	5% 4+	\$2,100	2031	* *	5	\$500	
	Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Interior Parapet Wall						
Roof							
Copper/Terne	75% 4+	\$23,000	2041	* *			
11	Corrosion/Rusting, Ext Location : At Roof Pe	ent : Moderate, A	Area Affec	cted : 15%			
Roll Roofing	7%		2022	\$13,200	5	\$4,800	
Skylight, Plastic	3%		2031	* *	1		
, ,	Other Observation, Extent : Light, Area Affected : 100%						
	Location : At Stair						
	Explanation : Atop Bu	ulkhead					
Sloped Glazing	15%		LIFE	* *	5	\$82,200	

Interior

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

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

Asset #: 2314

chitecture	Current Repair			Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors	600/	Now	¢192 100	2025	\$010.500	2	\$06.100	
Carpet	Broken/M Location Recent Re Location Staining/I Location Worn/Ero Location	n: Basemen place Evide n: Second I Discoloring, n: Mezzanii ded, Extent n: Basemen	ent, Extent : Light,	Area Aff e, Area A Affected Floor	fected : 20% ffected : 10% : 20%	3	\$96,100	
	_	ı : 3rd Floo			., •			
Cork Tile	5%		•	2036	* *	5	\$4,700	
	3%			2036	* *	5	•	
Sheet Vinyl/Rubber	5% 5%			2034	* *	5 5	\$4,800 \$6,700	
Traffic Topping			Extent : Moderate, 1			3	\$6,700	
			xieni . Moderdie, 1 at Labs And 2nd Fl		eciea . 100%			
			d Applied Epoxy F					
Vinyl Tile	18%			2031	* *	3	\$7,200	
Vinyl Tile 9" X 9"	Worn/Ero	Now ded, Extent 1 : Third Fl	\$78,600 : Moderate, Area oor	2036 Affected	: 100%	3	\$2,400	
Wood	3%			2041	* *	5	\$6,000	
Interior Walls							·	
Gypsum Board	57%			LIFE	* *	5	\$62,200	
Mosaic Tile	3%			LIFE	* *		. ,	
11100410 1110	Other Observation, Extent : Moderate, Area Affected : 100% Location : Bathrooms							
	Explana	tion : Regu	lar Ceramic Tile -	Not Mos	aic Tile			
Plaster	30%			LIFE	* *	5	\$16,400	
Wood	10%			LIFE	* *	5	\$72,700	
Ceilings	1070						<i>\$12,700</i>	
AcousTile,Adhered	2%			2039	* *	5	\$2,100	
AcousTileSusp.Lay-In	20%			2039	* *	5	\$21,400	
Exposed Concrete	3%			LIFE	* *	5	\$500	
Emposed Concrete	Cracking/		Extent : Light, Are		ed : 5%	J	φ200	
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%					_	<i>400</i> ,.00	
The Component	Other Obs		Extent : Light, Area oor	Affected	!: 0%			
		tion : Slope						

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

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

Asset #: 2314

Mechanical		Current I	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2026	\$26,200	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2022	\$49,300	5	\$4,200	
Distribution Central Plant Steam Piping/Pmp	20%	0-2	\$251,800	2056	* *	4	\$700	
			: Light, Area Affec out, Deteriorating			ing		
Central Plant Steam Piping/Pmp	80%			2026	\$1,007,300	4	\$2,800	
		led Life, Ex : Through	tent : Moderate, A out	rea Affeo	eted : 100%			
Terminal Devices Air Handler	5%	0-2	\$52,300	2036	**	1	\$2,000	
		ent, Extent : Mechani	: Moderate, Area A cal Room	Affected .	: 3%			
Air Handler	45%			2026	\$470,800	1	\$19,900	
Convector/Radiator	-	-	\$39,800 nt : Moderate, Are out, Defective Stea			1 es	\$2,100	
Convector/Radiator		led Life, Ex	tent : Moderate, A out	2024 rea Affec	\$159,300 eted: 100%	1	\$9,200	
Air Conditioning Energy Source								
District Chilled Water	70%			2046	* *	1		
Electricity	30%			2042	* *	1		
Conversion Equipment Split Unit	10% R-22 Refr	gerant. Ex	tent : Light, Area A	2026 ffected :	\$158,800			
	Location			9,5				
Window/Wall Unit		2-4 led Life, Ex : Through	\$15,500 tent : Light, Area A out	2026 Affected .	\$15,500 - 100%	1		
No Component	Location	: Lower L						
	Explana	tion : Chill	ed Water Is Fed Fr	om Secti	on 17 Central Chil	ller Planı	t	

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

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

Asset #: 2314

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning								
Distribution CW & CHW Wtr	500/	2046	* *	4	¢1 000			
Pipe/Pump	50%	2046		4	\$1,800			
r ipe/r ump	Other Observation, Extent : Light, Ard	ea Affected	: 100%					
	Location: Throughout							
	Explanation: Piping Only, Chilled	Water Is Pu	ımped From Sectio	n 17				
No Component	50%							
Terminal Devices Air Handler/Dir Expansion	10%	2026	\$16,600	1				
Air Handler/Cool/Ht	50%	2026	\$83,400	1	\$22,100			
No Component	40%	2020	ψου, του	•	Ψ22,100			
Heat Rejection								
Air Cooled Condenser Unit	5%	2026	\$1,500	2	\$2,500			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Roof							
V. G	Explanation : Abandoned Air Conde	nser Unit I	Veeds To Be Remo	ved				
No Component Tentilation	95%							
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$39,800			
Exhaust Fans								
Interior	85%	2026	\$225,000	2	\$1,900			
	Other Observation, Extent : Light, Ard Location : Fan Room							
	Explanation: Most Of Ventilation O							
Roof	15%	2026	\$18,500	2	\$300			
lumbing								
H/C Water Piping Galvanized Steel	80%	2024	\$261,200	1				
Guivanized bicci	On Extended Life, Extent : Moderate,			1				
	Location : Throughout	33						
Galvanized Steel	20% 0-2 \$65,300	2046	* *	1				
	Corroded, Extent : Moderate, Area Aj							
	Location: At Points Of Use, Heavy Corrosion Is Creating Water Flow Is			rted, Th	e Internal Pipe			
HW Heat Exchanger	1000/	2026	¢110 500	1	07 100			
Steam Fired	100% On Extended Life, Extent : Moderate,	2026 Area Affec	\$118,500 ted: 100%	4	\$7,100			
~	Location : Lower Level							
Sanitary Piping	1000/	Libb	* *	1				
Cast Iron	100% On Extended Life, Extent: Moderate,	LIFE		1				
	on Entenueu Lije, Enteni . Moderate,	тиси пујес	ica . 100/0					

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

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

Asset #: 2314

Mechanical	Current	Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	80% Now	\$6,200	LIFE	* *	1		
	On Extended Life, Ex Location : Through		rea Affected :	100%			
Cast Iron	20% 0-2	\$31,000	LIFE	* *	1		
	Corroded, Extent : M	loderate, Area Affe	cted : 20%				
	Location : Basemer	ıt, Heavy Internal S	Storm Drain P	Pipe Corrosion	ı Reporte	ed. The Internal	
	Corrosion Is Creat	ing Flow Capacity	Issues During	Periods Of H	leavy Do	wn Pour	
Fixtures							
Generic	100%						
	Other Observation, E	Extent : Moderate, 1	Area Affected	: 100%			
	Location: Roof						
	Explanation: Aban	doned Domestic W	ater Roof Tan	ık Needs To B	e Remov	ed	
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E	0 .	55	0%			
	Location : Basemer	ıt To 5th Floor, Ed	ucation				
	Explanation : 1 Un	it, #7					
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$36,000	
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$1,000	

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

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

Page: 40

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 11A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 4,211 Project Type : CULTURAL AFFAIRS

Date of Survey : 31-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,2,3

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$60,700
Mechanical	\$33,800	\$49,200
Total	\$33,800	\$109,900
Importance Code A		\$60,700
Importance Code B	\$33,800	\$49,200
Total	\$33,800	\$109,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,700			
Interior Architecture	\$2,500		\$1,700	
Mechanical	\$2,200	\$400	\$700	\$400
Total	\$22,400	\$400	\$2,300	\$400
Importance Code A	\$17,700			
Importance Code B	\$4,800	\$400	\$2,300	\$400
Importance Code C				
Total	\$22,400	\$400	\$2,300	\$400



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

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

Asset #: 2330

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$4,900	
		Crumbling, 1 : Various	Extent : Moderat	e, Area Aj	fected : 10%			
			Extent : Moderat	e, Area A	ffected : 10%			
		i: Througho						
Metal Panel	15%		\$300	2046	* *	5	\$1,600	
		ted Finish, I 1 : Througho	Extent : Moderate out	, Area Afj	fected : 20%			
Windows	Locuitor	. Throughe						
Aluminum	10%			2034	* *	5	\$100	
Wood		Now	\$14,100	2051	* *	5	\$2,300	
wood	Deteriora	ted Finish, I	Extent : Moderate		fected : 50%	J	Ψ2,5 0 0	
		: Througho			CC . 1 1000/			
			Extent : Moderat	e, Area A	ffected: 100%			
		: Througho		1.00	500/			
	•	ked, Extent 1 : Througho	: Moderate, Area out	Affected	: 30%			
Parapets								
Concrete Masonry Unit			\$500	LIFE	* *	5	\$200	
		r Miss/Erod ı : South Sid	, Extent : Modera le	te, Area A	Affected : 10%			
Masonry: Brick		Now	\$2,600	LIFE	**	5	\$400	
			, Extent : Modera	te, Area A	Affected: 20%			
		: Througho		1 . 4	ACC . 1 2007			
		agea Fiasni 1 : Througho	_	ierate, Ar	ea Affected : 30%			
		_		. 4 4	Ganta J. 200/			
		nscotoring, 1 : Througho	Extent : Moderat out	e, Area A	<i>дестеа : 30%</i>			
Pre-Cast Concrete		Now	\$100	LIFE	* *	5	\$400	
		Deteriorated 1 : Throughd	d, Extent : Moder out	ate, Area	Affected : 30%			
Roof								
Modified Bitumen	100%			2026	\$60,700	10	\$4,000	
		Extent : Mod ı : Southern	erate, Area Affect Side	ed : 5%				
	Worn/Ero		: Moderate, Area	Affected	: 100%			
terior								
Floors					.	_		
Carpet	40%			2025	\$35,800	3	\$3,800	
Terrazzo	10%			LIFE	* *	5	\$500	
Vinyl Tile	50%			2031	* *	3	\$1,200	

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

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

Asset #: 2330

Architecture		Current Repai	r	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	mated 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	\$2,500	LIFE	* *	5	\$2,200	
	Loose/Dela	am Surface, Exte	ent : Moderat	e, Area A	Affected : 5%			
	Location	: Various						
	Patching E	Evident, Extent :	Moderate, A	rea Affec	ted : 10%			
	Location	: Throughout						
	Water Pen	etration, Extent	: Moderate, A	Area Affe	cted : 5%			
	Location	: Various						

Mechanical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2036	* *	1		
Conversion Equipment						
Pres. Reducing	35%	2029	\$1,000	5	\$100	
Valve/LP Steam						
No Component	65%					
	Other Observation, Extent:	Light, Area Affected: 0	%			
	Location: Throughout					
	Explanation : Medium Pre	ssure Steam Sourced Fr	om Adjacent Bı	iilding		
Distribution						
Central Plant Steam	100%	2036	* *	4	\$300	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	50%	2031	* *	1	\$700	
No Component	50%					
	Other Observation, Extent:	Light, Area Affected: 0	%			
	Location: Lower Level					
	Explanation: Air Handlin	g Equipment Is Accounte	ed For Under A	ir Condi	tioning	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		

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

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

Asset #: 2330

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	95%			2021	\$33,800	2	\$200	
	R-22 Refri Location		nt : Light, Area A	ffected :	100%			
Exterior Pkg Unit - Cooling	5%	Now	\$1,800	2036	* *	2		
-			Moderate, Area A igerant Leaks Rej	00	100%			
Terminal Devices Air Handler/Cool/Ht	100%			2026	\$49,200	1	\$2,600	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	
Exhaust Fans Interior	100%			2026	\$15,600	2	\$100	
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$91,400
Total		\$91,400
Importance Code B		\$91,400
Total		\$91,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,300	\$2,600		
Interior Architecture	\$21,600		\$86,800	\$2,900
Mechanical	\$32,500	\$4,100	\$15,300	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,300	\$10,600	\$106,000	\$10,900
Importance Code A	\$2,400	\$2,600		
Importance Code B	\$52,600	\$8,000	\$106,000	\$10,900
Importance Code C	\$4,300			
Total	\$59,300	\$10,600	\$106,000	\$10,900



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

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

Asset #: 4247

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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+	\$1,300	2039	* *	5	\$15,000	
			ctent : Light, Area	Affected	: 15%			
	Location	: Througho	out					
Pre-Cast Concrete	25%			LIFE	* *	5	\$6,600	
Roof								
IRMA/Protected	100%			2026		10		
Membrane								
Interior								
Floors								
Carpet	15%			2025	\$123,600	3	\$13,100	
Carpet	Staining/D		\$16,500 Extent : Moderate	2022 e, Area Ą	\$82,400 ffected : 50%	3	\$8,700	
	Worn/Erod		or : Light, Area Affeo out First Floor	cted : 305	%			
Cast in Place Concrete	72%			LIFE	* *	5	\$91,400	
Cast III Place Concrete		arvation F	xtent : Light, Area			3	\$91,400	
	Location	: Througho	out		. 100/0			
~		ion : Liquid	d Applied Epoxy C		* *		0.1 - 0.0	
Ceramic Tile	3%			2035	* *	5	\$1,700	
Interior Walls	000/				ats ats	_	**	
Gypsum Board		Now	\$4,300	LIFE	* *	5	\$27,800	
	_	_	Extent : Moderate	-	ffected: 2%			
			le Of Stacks On Fl					
			ctent : Moderate, A		cted: 2%			
		: North Sid	le Of Stacks On Fl					
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 Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Utility Steam	100%	2046 **	1	

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

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

Asset #: 4247

Mechanical	Current Repair	Future Rep	lacement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2035	* *	5	\$2,300	
Distribution Central Plant Steam Piping/Pmp	100%	2046	* *	4	\$1,900	
ir Conditioning Energy Source District Chilled Water	100%	2046	* *	1		
Distribution CW & CHW Wtr Pipe/Pump	100%	2046	* *	4	\$1,900	
	Other Observation, Extent: Light, A Location: Section 17 Explanation: Piping Only, Chilled Chiller Plant In Section 17			lding Fro	om The Central	
Terminal Devices						
Air Handler/Cool/Ht	100%	2031	* *	1	\$24,000	
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,600	
Exhaust Fans	10070	EH E			Ψ21,000	
Interior	50%	2031	* *	2	\$600	
Roof	50%	2031	* *	2	\$600	
lumbing H/C Water Piping Brass/Copper	100%	2052	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	10% Now \$8,40 Cracked, Extent : Moderate, Area Aj		* *	1		
	Location: 1 Of 4 Cracked Storm D There Is A Rain Event	•	ı Pipe Cause	es Water I	Damage Whenever	
Cast Iron	90%	LIFE	* *	1		
Fixtures	1000/					
Generic	100%					
Tertical Transport Elevators	1000/	LIEE	* *			
Geared Traction	100% Other Observation, Extent: Light, A Location: Basement To 7th Floor, Explanation: 1 Unit, #11b					
ire Suppression						
Standpipe Generic	100%	2052	* *	1-5	\$19,500	

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

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

Page: 47

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

Asset #: 4247

Mechanical	Curre	nt Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail De Total (Year	ate Estimated Cost s)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
Generic	100% Now	\$19,800	2052	* *	1-2	\$9,400	
	Other Observation	ı, Extent : Moderate, .	Area Affected .	: 100%			
	Location : Thro	ıghout					
	Explanation: Fo	iiled Test					

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

Page: 48

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 12

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$299,200	\$1,460,200
Interior Architecture	\$176,400	\$783,900
Mechanical	\$831,200	\$3,270,200
Total	\$1,306,800	\$5,514,400
Importance Code A	\$299,200	\$1,460,200
Importance Code B	\$1,007,600	\$4,010,600
Importance Code C		\$43,600
Total	¢1 206 900	\$5.514.400

Total	\$1,306,800	\$5,514,400

\$141,000	\$114,300	\$426,000	\$72,600
\$101,600	\$110,500	\$421,200	\$68,800
\$39,500	\$3,800	\$4,800	\$3,800
\$141,000	\$114,300	\$426,000	\$72,600
\$43,400	\$43,400	\$43,400	\$43,400
\$27,300	\$51,700	\$47,200	\$22,000
\$36,800	\$19,200	\$334,300	\$7,100
\$33,500		\$1,100	
FY 2020	FY 2021	FY 2022	FY 2023
	\$33,500 \$36,800 \$27,300 \$43,400 \$141,000 \$39,500 \$101,600	\$33,500 \$36,800 \$27,300 \$43,400 \$141,000 \$114,300 \$39,500 \$101,600 \$110,500	\$33,500 \$1,100 \$36,800 \$19,200 \$334,300 \$27,300 \$51,700 \$47,200 \$43,400 \$43,400 \$43,400 \$141,000 \$114,300 \$426,000 \$39,500 \$3,800 \$4,800 \$101,600 \$110,500 \$421,200



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

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

Asset #: 2315

Architecture	Current Repair	Future F	Replacement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
exterior							
Exterior Walls							
Masonry: Brick		116,800 LIFE	* *	5	\$34,800		
	Diagonal Cracks, Extent : Mo	==	: 15%				
	Location : North Air Shaft -	-	. 1 2007				
	Jnt Mortar Miss/Erod, Extend Location : Throughout	t : Moderate, Area Affe	ected : 30%				
Masonry: Granite	85%	LIFE	* *	5	\$147,900		
	Recent Repair Evident, Exten Location : All Facades	t : Light, Area Affected	d : 100%				
Windows							
Bronze/Brass	25%	2034	* *	5	\$28,100		
	Other Observation, Extent: 1		ed: 100%				
	Location : Central Park We						
~ .	Explanation : Painted Surfa		0000 100		* * * * * * * * * *		
Steel	75%	2025	\$893,400	5	\$168,500		
Parapets Masonry: Brick	8%	LIFE	* *	5	\$600		
Masoniy. Brick	Jnt Mortar Miss/Erod, Exten		ected · 20%	3	\$000		
	Location : Throughout	. moderate, med rijje	2070				
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, Exten	t : Light, Area Affected	d : 75%				
	Location: North, South, Ea	st Roofs					
Roof							
Built-Up (BUR)	5% 2-4	\$5,600 2026	\$55,800				
	Gut/DS Non Func/Miss, Extent: Severe, Area Affected: 50%						
	Location: Flat Roof At Wes		1 50/				
	Vegetation Growth, Extent:		ed: 5%				
	Location : Flat Roof At Wes						
Copper/Terne		\$98,200 2041	**				
	Gut/DS Non Func/Miss, Exte Location : Throughout	nt : Severe, Area Affec	tea : 100%				
Modified Bitumen		\$27,900 2026	\$278,900				
	Seams Open/Split, Extent : M	oderate, Area Affectea	l : 20%				
atonion .	Location : Throughout						

Interior

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

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

Asset #: 2315

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	4001			2022	4.222 0.52	_	021102	
Carpet	10%			2022	\$323,000	3	\$34,100	
Cast in Place Concrete	10%	Now	\$26,300	LIFE	**	5	\$49,700	
			xtent : Severe, Are	a Affecte	ed : 10%			
		: Basemen						
		on : Grou	nd Water Penetrati					
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	\$176,400	LIFE	* *	5	\$53,300	
			xtent : Moderate, A					
	Location	: First Flo	or And Lower Leve	el Hall A	nd Corridors			
Vinyl Tile	25%			2026	\$537,800	3	\$28,400	
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	
	_		t, Extent : Light, A or Offices And Cort		cted : 25%			
Plaster	10%			LIFE	* *	5	\$8,700	
	Recent Rep	air Eviden	t, Extent : Light, A	rea Affe	cted : 100%		. ,	
			Throughout					
	Other Obse	rvation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: T. Roose	velt Memorial Hal	l				
	Explanati	on : Mura	ls 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 Obse	rvation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: T. Roose	velt Memorial Hal	l And Ro	tunda			
	Explanati	on : Deco	rative Coffered Ce	ilings				
Plaster	50%			LIFE	* *	5	\$71,000	
	Recent Rep	air Eviden : Various	t, Extent : Light, A Offices		cted : 20%	_	4,2,000	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Utility Steam 100% 2036 **

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

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

Asset #: 2315

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2039	* *	1	\$37,600	
		lace Evider : Basement	nt, Extent : Light,	Area Affa	ected : 100%			
	Other Obse Location	rvation, Ex : Sub-baser	xtent : Light, Area ment	Affected	: 100%			
		on : One U	/nit					
Pres. Reducing Valve/LP Steam	50%			2035	* *	5	\$4,500	
Distribution								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$5,600	
Central Plant Steam Piping/Pmp	15%			2046	* *	4	\$1,100	
Central Plant Steam Piping/Pmp	15%	0-2	\$402,000	2056	* *	4	\$1,100	
			oderate, Area Affe out, Steam And Co					
Central Plant Steam Piping/Pmp	20%			2026	\$536,000	4	\$1,500	
		ed Life, Ext Througho	ent : Moderate, A out	rea Affec	ted : 100%			
Terminal Devices								
Air Handler	40%			2026	\$890,600	1	\$37,600	
Convector/Radiator	10%	0-2	\$84,800	2046	* *	1	\$4,400	
	-	-	t : Moderate, Are out, Defective Stea		d : 50% And Condensate Q	uenchin;	g Tank	
Convector/Radiator	50%			2024	\$423,800	1	\$24,500	
	On Extende	ed Life, Ext Througho	ent : Moderate, A out			-	Ψ= 1,000	
Air Conditioning								
Energy Source								
District Chilled Water	90%			2046	* *	1		
Electricity	10%			2042	* *	1		
Conversion Equipment Window/Wall Unit	10%			2024	\$33,000	1		
No Component			ctent : Light, Area	Affected	: 0%			
				ed To Thi	s Building From T	he Centr	al Chiller Plant In	

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

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

Asset #: 2315

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution CW & CHW Wtr	90%	2046	* *	4	\$6.700	
Pipe/Pump	90%	2040		4	\$6,700	
1 40.1 map	Other Observation, Extent: 1 Location: Section 17	Light, Area Affected:	100%			
	Explanation: Piping Only, Chiller Plant In Section 17	Chilled Water Is Pum	ped To This Buil	ding Fra	om The Central	
No Component	10%					
Terminal Devices						
Air Handler/Cool/Ht	50%	2034	**	1	\$47,000	
Air Handler/Cool/Ht	40%	2026	\$71,000	1	\$37,600	
No Component	10%					
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$84,700	
Exhaust Fans	10070	LII L		23	ψο-1,700	
Interior	80%	2026	\$450,700	2	\$3,700	
	Other Observation, Extent : I Location : Throughout		100%			
	Explanation: Most Of Vent	_	-			
Roof	20%	2026	\$52,600	2	\$900	
Plumbing						
H/C Water Piping Galvanized Steel	80%	2024	\$555,800	1		
	On Extended Life, Extent: M Location: Throughout	ойетиге, Атей Ајјестес	a. 100%			
Galvanized Steel		139,000 2046	* *	1		
	Corroded, Extent : Severe, A Location : At Or Near Poin Internal Corrosion Is Creat	t Of Use, Heavy Intern		Piping Re	eported. The	
Water Heater				_		
Electric	100% Not in Service, Extent : Sever Location : Lower Level	2020 e, Area Affected : 100	\$139,500	4	\$1,300	
HW Heat Exchanger	Location . Lower Level					
Steam Fired	100% Not in Service, Extent : Sever	2026 ce. Area Affected : 100	\$252,200	4	\$15,000	
	Location : Lower Level	JJ				
Sanitary Piping						
Cast Iron	100% On Extended Life, Extent : M Location : Throughout	LIFE oderate, Area Affected	* * d : 100%	1		

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

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

Asset #: 2315

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	20% 0-2	\$66,000 LIFE	* *	1		
	Corroded, Extent : Severe, A					
	Location : Sub-basement A					
	Reported. The Internal Con	rrosion Is Creating Fl	low Capacity Issu	es Durin	g Periods Of	
Continu	Heavy Down Pour	LIDE	* *	1		
Cast Iron	80%	LIFE		1		
	On Extended Life, Extent : M Location : Throughout	Ioderate, Area Affecte	ed : 100%			
Sump Pump(s)						
Submersible	100%	2021	\$5,400	4	\$4,800	
	Recent Replace Evident, Ext	ent : Light, Area Affe	cted : 100%			
	Location: Sub-basement					
Fixtures						
Generic	100%					
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location: Roof					
	Explanation: Abandoned I	Domestic Water Roof	Tank Needs To B	e Remov	ed	
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Basement To 6th	h Floor, Roosevelt Ha	ıll			
	Explanation: 4 Units, #1,	2, 3, 4				
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$76,600	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$4,300	

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

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

Page: 54

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 13 AND 13A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,443,900	\$288,400
Interior Architecture	\$321,000	\$256,900
Mechanical	\$862,800	\$2,417,600
Total	\$4,627,700	\$2,962,900
Importance Code A	\$3,443,900	\$288,400
Importance Code B	\$962,400	\$2,626,100
Importance Code C	\$221,400	\$48,400
Total	\$4,627,700	\$2,962,900

Total	\$100,900	\$67,700	\$295,700	\$20,700
Importance Code C				
Importance Code B	\$46,100	\$39,600	\$295,700	\$20,700
Importance Code A	\$54,700	\$28,000		
Total	\$100,900	\$67,700	\$295,700	\$20,700
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Mechanical	\$35,700	\$22,800	\$18,200	\$10,300
Interior Architecture	\$1,500	\$8,000	\$268,600	\$1,500
Exterior Architecture	\$54,700	\$28,000		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2316

Architecture	Current Repair	Current Repair Future Replacement			Future Replacement Maintenance		aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
xterior								
Exterior Walls	70/ 11	2046 **						
Copper/Terne	7% Now \$907,000 Corrosion/Rusting, Extent: Moderate, A	2046						
	Location: Throughout Bulkhead Deteriorated Finish, Extent: Moderate,	Area Affected , 100/						
	Location : Throughout Bulkhead	Area Affectea : 40%						
	Misaligned/Bulging, Extent: Moderate,	Area Affected · 80%						
	Location: Throughout Bulkhead	Theatiffeetea . 6070						
Masonry: Brick	85% Now \$1,162,100 Cracking/Crumbling, Extent : Severe, A Location : Various	LIFE ** rea Affected : 10%	5	\$173,000				
	Diagonal Cracks, Extent : Severe, Area Location : North Facade - Roof Bulkh							
	Int Mortar Miss/Erod, Extent : Moderat Location : Throughout	e, Area Affected : 15%						
	Water Penetration, Extent : Moderate, A Location : 7th Floor Bulkheads	Area Affected : 15%						
	Worn/Eroded, Extent : Moderate, Area . Location : Throughout	Affected : 25%						
Stucco Cement	8% Now \$525,000 Diagonal Cracks, Extent: Severe, Area Location: Penthouse	2046 * * * Affected : 20%	5	\$20,400				
	Water Penetration, Extent : Severe, Area	a Affected : 100%						
	Location : Penthouse	33						
Windows								
Steel	100% Now \$429,200	2034 **	5	\$115,300	1			
	Air Infiltration, Extent : Moderate, Area Location : Throughout	Affected : 50%						
	Broken/Missing Elements, Extent : Mod Location : Penthouse	erate, Area Affected : 20%						
	Corrosion/Rusting, Extent : Severe, Area Location : Throughout	a Affected : 50%						
	Thermally Inefficient, Extent : Moderate	e, Area Affected : 35%						
	Location: Throughout							

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

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

Asset #: 2316

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets	450/ 31	#0.400	LIDE		-	Ф2 200	
Concrete Masonry Unit	45% Now Cracking/Crumbling Location: Interior Diagonal Cracks, Ex Location: Interior	Of Parapet Wall ctent : Moderate, Ar			5	\$3,300	
Masonry: Brick	32% Now	\$26,700	LIFE	* *	5	\$2,100	
	Cracking/Crumbling Location: East An Int Mortar Miss/Ero Location: Exterior Spalling, Extent: Ma Location: Elevato Vegetation Growth, Location: Interior Water Penetration, I	, Extent: Moderate d West Stair Tower d, Extent: Moderat Of Parapet Walls oderate, Area Affect r Tower Extent: Moderate, Face Of Penthouse	te, Area A <u>f</u> te, Area A ted : 15% Area Affe	ffected : 50%			
	Location : Bulkhea	d Roofs					
Masonry: Granite	15% Now Jnt Mortar Miss/Ero Location: Through		LIFE te, Area A	* * Affected : 20%	5	\$1,200	
Stucco Cement	8% Now Loose/Delam Surfac Location : Interior			-	5	\$700	
Roof							
Built-Up (BUR)	80% Now Vegetation Growth, Location: Various Water Penetration, I Location: Various Worn/Eroded, Exten Location: Through	Extent : Moderate, A t : Severe, Area Aff	Area Affe	cted : 20%			
Copper/Terne	10% 2-4 Corrosion/Rusting, I Location: Low Ro		2041 Area Affe	* * cted : 10%			
Modified Bitumen	5%		2021	\$26,300	10	\$1,700	
Skylight, Plastic	5%		2039	**	1		
Interior							
Floors							
Carpet	15%		2022	\$259,500	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	\$115,200	3	\$6,100	

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

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

Asset #: 2316

Architecture	Current Rep	air	Future Replacement		ure Replacement Maintenance		
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls							
Gypsum Board	10%		LIFE	* *	5	\$17,600	
Masonry: Brick	10%		LIFE	* *			
	Water Penetration, Exten Location: Behind Exhi	_	Affected	: 5%			
Metal Panel	5%		LIFE	* *			
	Other Observation, Exter	ıt : Light, Area	Affected	! : 100%			
	Location: Exhibition H	lalls					
	Explanation: Inset Dec	corative Panels					
Marble Panels	20%		LIFE	* *			
Plaster	5% Now	\$221,400	LIFE	* *	5	\$4,400	
	Cracking/Crumbling, Ext Location: Upper Floor			ffected : 25%			
	Water Penetration, Extended Location: Upper Floor			cted : 35%			
Plaster	50%		LIFE	* *	5	\$44,000	
Ceilings						4 ,	
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	\$99,600	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Ext	ent : Moderate	, Area Aj	ffected : 20%			
	Location: Upper Floor	Ceilings And	Bulkheaa	!			
	Water Penetration, Exten	t : Moderate, A	Area Affe	cted : 30%			
	Location: Upper Floor	Ceilings And	Bulkhead	!			
Plaster	55%		LIFE	* *	5	\$41,900	

Mechanical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Distribution								
Central Plant Steam	50%	0-2	\$717,700	2056	* *	4	\$2,000	
Piping/Pmp								
	Other Obse	rvation, E.	xtent : Moderate, A	Area Affe	cted : 50%			
	Location :	Through	out					
	Explanatio Tanks	on : Deter	iorating Steam, Co	ondensate	e Return Piping An	d Conde	nsate Quenching	
Central Plant Steam Piping/Pmp	50%			2026	\$717,700	4	\$2,000	
	On Extende	d Life, Ext	tent : Moderate, A	rea Affec	ted : 100%			
	Location :	Through	out					

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

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

Asset #: 2316

Mechanical	Current Repair	Future F	Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	70%	2026	\$834,800	1	\$35,200	
Convector/Radiator		522,700 2046	* *	1	\$1,200	
	Malfunctioning, Extent : Mod Location : Throughout, Defe		20%			
Convector/Radiator	25%	2024	\$113,500	1	\$6,600	
	On Extended Life, Extent : Mo Location : Throughout	oderate, Area Affected	: 100%			
Air Conditioning						
Energy Source						
District Chilled Water	80%	2046	* *	1		
Electricity	20%	2042	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2021	\$35,300	1		
No Component	80%					
	Other Observation, Extent : L	ight, Area Affected : 0)%			
	Location : Section 17					
	Explanation : Chilled Water	Is Supplied To This E	Building From S	ection		
Distribution CW & CHW Wtr	80%	2036	* *	4	\$4,800	
Pipe/Pump	Other Observation, Extent : L Location : Section 17	ight, Area Affected : 1	00%			
	Explanation: Piping Only, Chiller Plant	Chilled Water Is Pump	oed To This Bui	lding Fra	om The Central	
No Component	20%					
Terminal Devices						
Air Handler/Cool/Ht	80%	2026	\$152,200	1	\$40,300	
No Component	20%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$45,400	
Exhaust Fans						
Interior	100% Other Observation, Extent: L Location: Throughout Explanation: Most Of Venti			2	\$2,500	
Plumbing	= spressesses into st of vent	CCCMS IMONG				
H/C Water Piping						
Galvanized Steel	20% 0-2	574,400 2046	* *	1		
	Corroded, Extent : Severe, Ar Location : At Or Near Point	ea Affected : 20% s Of Use, Heavy Inter			eported. The	
	Internal Corrosion Is Creati					
Galvanized Steel	80% On Extended Life, Extent: Mo Location: Throughout	2024 oderate, Area Affected	\$297,700 : 100%	1		

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

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

Asset #: 2316

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	15%	2024	\$11,200	4	\$100	
No Component	85%					
HW Heat Exchanger						
Steam Fired	15%	2052	* *	4	\$1,800	
	Recent Installation, Extent : Li	ght, Area Affected : I	100%			
	Location: Lower Level					
No Component	85%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
2.12.2.22	On Extended Life, Extent : Liga		00%	_		
	Location : Throughout	, 33				
Storm Drain Piping						
Cast Iron	20% 0-2 \$3	35,300 LIFE	* *	1		
2.000 11011	Corroded, Extent : Severe, Are	,		•		
	Location : Basement, Heavy		Pine Corrosion	. Reporte	ed. The Internal	
	Corrosion Is Creating Flow					
Cast Iron	80%	LIFE	**	1		
2.000 11011	On Extended Life, Extent : Mod		l : 100%	•		
	Location : Throughout	, 33				
Fixtures						
Generic	100%					
Generic	Other Observation, Extent : Mo	oderate Area Affecte	ed · 100%			
	Location : Roof	oue, u.e., 111 eu 12,5 eese				
	Explanation : Abandoned Do	mestic Water Roof T	ank Needs To R	e Remov	ed	
Vertical Transport	Expansion . Hommonea Do	esite trater 100j 10	and Treeds 10 Di	c Itemov		
Elevators						
Geared Traction	100%	LIFE	* *			
Gearea Traction	Other Observation, Extent : Li		100%			
	Location : Basement To 6th I		.0070			
	Explanation: 1 Unit, #13 Op	*	leeds Unarade			
Fire Suppression	Елриншион . 1 0ни, π13 0р	craica manually - 19	ceas opgrade			
Standpipe						
Generic	100%	2036	* *	1-5	\$41,000	
Sprinkler	10070	2030		1.3	ΨΤ1,000	
No Component	90%					
Generic	10%	2036	* *	1-2	\$2,300	
Chemical System	10/0	2030		1-2	\$2,500	
Generic	100%	2024	\$20,100	1 2	\$2.700	
Generic	10070	2024	\$29,100	1-3	\$3,700	

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

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

Page: 60

DEPARTMENT OF CULTURAL AFFAIRS - FY 2019 Print Date: 19-Sep-2018

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 15 AND 15A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough Agency's Number : MANHATTAN : N/A

Program / Asset # Yr Built/Renovated : 1903 / 1966 : DCA0002.015 / 2317

: 39,203 **Project Type** : CULTURAL AFFAIRS Area Sq Ft

Date of Survey Landmark Status : HISTORICAL LANDMARK DISTRICT : 31-Mar-2015

Areas Surveyed : Roof, Floors 1,4

EXPENSE

Total

Block : 1130 BIN : 1083846 Lot : 1

FY 2020

\$115,900

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$647,900	
Interior Architecture	\$165,100	
Mechanical	\$345,800	\$816,500
Total	\$1,158,800	\$816,500
Importance Code A	\$647,900	
Importance Code B	\$510,900	\$816,500
Total	\$1,158,800	\$816,500

Exterior Architecture \$23,700 \$3,100 \$100 Interior Architecture \$44,400 \$20,200 \$45,300 Mechanical \$42,800 \$16,000 \$36,600 \$3,200

FY 2021

\$44,200

FY 2022

\$87,000

\$8,200

\$42,800	\$10,000	\$30,000	\$3,200
\$4,900	\$4,900	\$4,900	\$4,900
\$115,900	\$44,200	\$87,000	\$8,200
\$23,700	\$3,100	\$28,400	
\$75,900	\$41,100	\$58,700	\$8,200
\$16,200			
	\$115,900 \$23,700 \$75,900	\$4,900 \$4,900 \$115,900 \$44,200 \$23,700 \$3,100 \$75,900 \$41,100	\$4,900 \$4,900 \$4,900 \$115,900 \$44,200 \$87,000 \$23,700 \$3,100 \$28,400 \$75,900 \$41,100 \$58,700



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

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

Asset #: 2317

rchitecture	Current Repair	Future Replaceme	nt	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls	50/ NI 052 000	2046	* *			
Copper/Terne	5% Now \$52,000	2046	* *			
	Deformed/Dented, Extent : Severe, Area Location : Gutters And Dormers	a Affeciea : 20%				
	Water Penetration, Extent: Severe, Are	a Affected · 20%				
	Location: Gutters And Dormers	arijjecica i 2070				
Masonry: Brick	30% Now \$100,100	LIFE	* *	5	\$9,800	
1/14/01/11/11/11	Cracking/Crumbling, Extent: Severe, A			Č	Ψ>,000	
	Location : Section 15 South Facade A					
	Efflorescence, Extent : Moderate, Area	Affected : 10%				
	Location: North Facade Of Section 1.	5				
	Jnt Mortar Miss/Erod, Extent: Modera	te, Area Affected : 50%	6			
	Location: Throughout					
	Water Penetration, Extent : Severe, Are					
	Location : Section 15 Facades Above	15A				
Masonry: Granite	20% Now \$43,900	LIFE	* *	5	\$4,900	
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 25%	6			
	Location : North Facade					
	Staining/Discoloring, Extent: Severe, A					
	Location: North Facade Of Section 1.					
Stucco Cement	45% Now \$23,700	2039	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 5%				
	Location: Throughout	A ACC . 1 100/				
	Staining/Discoloring, Extent : Moderate Location : East Facade Of Section 15.					
	Water Penetration, Extent: Moderate, A					
	Location: Second Floor, Section 15A		: Stai	r		
Windows	20000001 2000000 10001, 2000000 1011	Trong Laguage III Image		'		
Aluminum	10%	2042	* *	5	\$300	
Wood	90% Now \$106,900	2051	* *	5	\$12,800	1
	Air Infiltration, Extent : Moderate, Area	a Affected : 100%				
	Location: Throughout					
	Deteriorated Finish, Extent : Severe, Ar	rea Affected : 100%				
	Location : Throughout					
	Dry Rot/Decay, Extent : Severe, Area A	ffected : 50%				
	Location: Throughout	ACC . 1 1000/				
	Split/Cracked, Extent : Moderate, Area Location : Throughout	Affectea : 100%				
	Water Penetration, Extent: Severe, Are	na Affactad : 30%				
	Location: Throughout	a Affeciea . 50%				
Parapets	Location . Throughout					
Copper/Terne	10%	2046	* *	5	\$1,800	
FT , 7	Water Penetration, Extent : Severe, Are			_	\$1,000	
	Location : Throughout					
Metal Rail	25%	2039	* *	5-10	\$16,700	
					, 0	

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

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

Asset #: 2317

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof	200/ 2.4	Φ 7 0.000	2026	* *				
Built-Up (BUR)	30% 2-4 Blisters, Extent: Modera	\$78,800	2036					
	Location: Throughout		ea . 2570					
	Debris on Roof, Extent:		ffected :	10%				
	Location : Section 15A		J					
	Water Penetration, Exter	nt : Severe, Ared	a Affecte	d: 10%				
	Location: At Roof Pen	etration, Damp	er					
	Worn/Eroded, Extent : N		Affected .	: 30%				
	Location : Section 15A							
Copper/Terne	5%		2041	* *	10	\$2,200		
	Corrosion/Rusting, Exter	_		: 100%				
~.	Location : Northwest C							
Slate	65% Now	\$266,200	LIFE	**				
	Broken/Missing Element Location: Section 15	s, Extent : Seve	re, Area	Ајјестеа : 15%				
	Gut/DS Non Func/Miss,	Extent : Severe.	Area Af	fected : 20%				
	Location : Section 15			,				
	Loose/Miss Fasteners, E	xtent : Severe, A	Area Affe	cted : 30%				
	Location : Section 15							
	Water Penetration, Extent: Moderate, Area Affected: 30%							
	Location: Offices, Star	-		=	as			
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location : Section 15 Explanation : On Exter	nded Life - Muc	h Older'	Than Rated Life O	f Mataria	1		
Interior	Explanation : On Exter	idea Lije - Miic	Older	Than Raiea Lije O	materia	ι.		
Floors								
Carpet	5%		2022	\$41,700	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, Exte		Affected	: 100%				
	Location : Throughout Explanation : Fluid Ap		ors					
Vinyl Tile	30%	рией Ероху Ги	2031	* *	3	\$6,600		
v myr i ne	Water Penetration, Exte	nt : Moderate A			3	\$0,000		
	Location: First And Se			2.24. 20/0				

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

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

Asset #: 2317

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	_	Now	\$13,300	LIFE	* *	5	\$4,300	
		etration, Exte : Stairwell	ent : Moderate, A	Area Affe	cted : 10%			
Gypsum Board	40%			LIFE	* *	5	\$10,400	
Masonry: Brick	20%			LIFE	* *			
	Water Pen	etration, Exte	ent : Moderate, A	Area Affe	cted : 10%	ted : 10%		
	Location	: Collections	Storage Areas,	East Wa	ll At Imax Stair			
Plaster	15%	Now	\$2,900	LIFE	* *	5	\$1,900	
	Cracking/	Crumbling, E	xtent : Moderate	, Area Aj	ffected : 20%			
	Location	: Western Po	ortion Of Section	15, Stai	rs And Attic			
	Water Pen	etration, Exte	ent : Moderate, A	Area Affe	cted : 20%			
	Location	: Western Po	ortion Of Section	15, Stai	rs And Attic			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$1,600	2039	* *	5	\$4,400	
	Staining/L	Discoloring, E	xtent : Severe, A	rea Affec	cted : 5%			
	Location	: Areas Of P	revious Water In	ntrusion -	Various Offices			
Exposed Struc: Steel	60%	Now	\$165,100	LIFE	* *			
1	Water Pen	etration, Exte	ent : Moderate, A	Area Affe	cted : 2%			
	Location	: At Damper	Leading To Roo	of - Floor	s 2 And 3			
Gypsum Board	10%			LIFE	* *	5	\$7,300	
Plaster		Now	\$25,700	LIFE	* *	5	\$5,500	
1 145001	Cracking/Crumbling, Extent: Severe, Area Affected: 20%							
			ffices, Attic, Stai					
			ent : Severe, Are		d : 25%			
			ffices, Attic, Stai					

Mechanical	Current Re	epair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2036	* *	1		
Conversion Equipment						
Pres. Reducing	100%	2022	\$27,100	5	\$2,300	
Valve/LP Steam			•		·	

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

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

Asset #: 2317

Mechanical	Current Repair Future Replacement Maintenance						aintenance		
System							D : : :4		
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Type									
Heating Distribution									
Central Plant Steam Piping/Pmp	50%	0-2	\$345,800	2056	* *	4	\$1,000		
			xtent : Moderate, .	Area Affe	ected : 50%				
		: Through							
		ion : Deter	iorating Steam An		nsate Return Piping		#1 000		
Central Plant Steam Piping/Pmp	50%	17.0		2026	\$345,800	4	\$1,000		
		ed Life, Ex : Through	tent : Moderate, A	rea Affec	ted : 100%				
Terminal Devices	Locuiton	. Inrough	oui						
Convector/Radiator	40%			2024	\$87,500	1	\$5,100		
Conversion radiation	On Extend	ed Life, Ex : Through	tent : Moderate, A		·	•	φ2,100		
Convector/Radiator	10%	0-2		2046	* *	1	¢1 100		
Convector/Radiator			\$21,900 nt : Moderate, Are			1	\$1,100		
	-	-	out, Defective Stea		 				
No Component	50%			-					
Tvo Component		ervation, E	xtent : Light, Area	Affected	! : 0%				
		: Fan Roo							
	Explana	ion : Cove	red Under AC Syst	em					
Air Conditioning									
Energy Source	0.50/			2046	* *	1			
District Chilled Water Electricity	85% 15%			2046 2042	* *	1			
Conversion Equipment	1370			2042		1			
Window/Wall Unit	15%			2021	\$12,800	1			
No Component	85%								
			xtent : Light, Area	Affected	!: 0%				
		: Section I							
	Explanat Section I		ed Water Is Suppli	ed To Th	is Building From T	he Centr	al Chiller Plant In		
Distribution									
CW & CHW Wtr	85%			2046	* *	4	\$1,600		
Pipe/Pump	0.1 01			A CC	1 1000/				
		ervation, E : Section I	Extent : Light, Area	Affected	! : 100%				
				ator Is Pi	ımped To This Bui	ldina Fra	om The Central		
		lon . 1 ipin Ilant In Sec		nier is i i	ітрей 10 1 ніз Вий	iuing I re	om The Central		
No Component	15%								
Terminal Devices									
Air Handler/Cool/Ht	85%			2026	\$58,400	1	\$20,600		
No Component	15%								
Ventilation									
Distribution	1000/			LIDD	* *	2.5	¢21 000		
Ductwork/Diffusers	100%			LIFE		2-5	\$21,900		

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

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

Asset #: 2317

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Ventilation				
Exhaust Fans				
Interior	100%	2026 \$145,400	2 \$1,200	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location: Fan Room)		
1.	Explanation: Most Of Ventilation O	Occurs Through Air Handlers		
Plumbing				
H/C Water Piping Galvanized Steel	100%	2024 \$179,300	1	
Garvanized Steel	On Extended Life, Extent : Moderate,		1	
	Location: Throughout	Tirea Tijjeetea . 10070		
Sanitary Piping	2			
Cast Iron	100%	LIFE **	1	
- 33-3 33-	On Extended Life, Extent : Moderate,		_	
	Location : Throughout			
Storm Drain Piping				
Cast Iron	20% 0-2 \$17,000	LIFE **	1	
	Blockage /Clogged, Extent: Moderate	e, Area Affected : 20%		
	Location: Throughout Basement			
	Cracked, Extent : Moderate, Area Aff	ected : 5%		
	Location : Throughout			
Cast Iron	80%	LIFE **	1	
	On Extended Life, Extent: Moderate,	Area Affected : 100%		
	Location : Throughout			
Fixtures				
Generic	100%			
Vertical Transport				
Elevators	100%	LIFE **		
Hydraulic	Other Observation, Extent : Light, Ar	LIFE		
	Location: 1-4, Icthyology	eu Affecieu . 10070		
	Explanation: 1 Unit, #15h			
Fire Suppression	Empression . 1 Green, 1110h			
Sprinkler				
No Component	25%			
Generic	75%	2052 **	1-2 \$8,200	

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

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

Page: 66

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 17

Address : W 77TH ST. AND COLUMBUS AVE

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 31-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Total

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029	
Exterior Architecture	\$2,364,500	\$331,600	
Interior Architecture	\$217,500	\$182,500	
Mechanical	\$530,400	\$3,491,600	
Total	\$3,112,300	\$4,005,700	
Importance Code A	\$2,426,300	\$331,600	
Importance Code B	\$588,500	\$3,638,100	
Importance Code C	\$97,600	\$36,000	
Total	\$3,112,300	\$4,005,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$50,600		\$13,100	
Interior Architecture		\$10,000	\$14,200	
Mechanical	\$92.700	\$31.700	\$46,900	\$18.400

Mechanicai	\$92,700	\$31,700	\$40,900	\$18,400
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Total	\$152,200	\$50,700	\$83,100	\$27,300
Importance Code A	\$50,600		\$15,700	
Importance Code B Importance Code C	\$101,600	\$50,700	\$67,400	\$27,300

\$50,700

\$83,100

\$27,300



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

\$152,200

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

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

Asset #: 2318

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	100% Now \$910,800 Misaligned/Bulging, Extent: Moderate, Location: Bricks Below Parapet Line		5	\$135,600	
	Water Penetration, Extent : Severe, Are Location : Fifth Floor And Western Ex				
Windows	Location . Fifin Floor And Western E.	mension On First Floor			
Steel	90% 4+ \$1,095,100 Thermally Inefficient, Extent : Moderate Location : Throughout	••	5	\$117,700	
	Other Observation, Extent: Moderate, A Location: Throughout Explanation: Beyond Useful Life	Area Affected : 100%			
Steel	10% Other Observation, Extent: Light, Area Location: Storefront Windows Explanation: East Facade	2042 ** Affected : 100%	5	\$26,200	
Parapets	1				
Masonry: Brick	90% Now \$63,100 Diagonal Cracks, Extent: Moderate, An Location: Various Efflorescence, Extent: Severe, Area Afflocation: Various Jnt Mortar Miss/Erod, Extent: Moderate	ected : 20%	5	\$4,900	
	Location : Throughout				
	Vegetation Growth, Extent : Severe, Are Location : Underside Of Coping Thro	••			
Masonry: Granite	10% Now \$31,300 Int Mortar Miss/Erod, Extent: Moderate Location: Throughout Vegetation Growth, Extent: Moderate,		5	\$700	
	Location : Throughout Worn/Eroded, Extent : Moderate, Area .	Affected : 40%			
	Location: Coping Stones				

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

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

Asset #: 2318

Architecture	Current Repair		Future Replacement		M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Built-Up (BUR)	Embed. G Location	ı : Through						1
	Location	ı : Through	ings, Extent : Mod out xtent : Severe, Are					
	Location	ı : Through						
	Location	ı : Through	out					
Copper/Terne		/Rusting, E	\$19,300 Extent : Moderate, A Jound Sloped Glazin		* * cted : 25%			
	Caulking		ed, Extent : Moderd		Affected : 10%			
			xtent : Moderate, A Areas Into 5th Flo					
Skylight, Plastic	2%			2031	**	1	4=0.400	
Sloped Glazing			eents, Extent : Seve Bay	LIFE ere, Area	* * Affected : 5%	5	\$78,300	
	Glazing C		tent : Moderate, Ai	rea Affect	ted : 20%			
	_	Deteriorate 1 : Through	ed, Extent : Moderc out	ate, Area	Affected : 25%			
Interior Floors								
Carpet	20%			2025	\$380,600	3	\$40,200	
Cast in Place Concrete	50%			LIFE	**	5	\$146,500	
			Extent : Moderate, 1	Area Affe	ected : 10%			
		n : Basemer tion : Grou						
Quarry Tile	10%			2031	* *	5	\$20,100	
Slate	5%			LIFE	* *	5	\$7,100	
		ded, Extent 1 : Stair Tre	: Moderate, Area eads	Affected .	: 20%			
Vinyl Tile	5%	ı		2031	* *	3	\$2,500	
Wood	10%	ı		2054	* *	5	\$25,100	

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

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

Asset #: 2318

	Current I	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5%			LIFE	* *	5	\$3,400	
35%			LIFE	* *	5	\$36,000	
10%			LIFE	* *			
Efflorescer	ice, Extent	: Severe, Area Aff	ected : 30	0%			
Location	: Fifth Flo	or Mechanical Spe	ices				
15%	Now	\$45,900	LIFE	* *	5	\$7,700	
Cracking/0							
_	_						
		=					
					Floor		
35%	4+	\$51.700	LIFE	* *			
				cted : 10%			
		1					
30%			2039	* *	5	\$40,200	
50%	Now	\$119,900	LIFE	* *	5		
Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	eted : 5%		*,	
	-	_		-			
	-						
		•					
				**			
				* *	5	\$16,700	
	5% 35% 10% Efflorescer Location 15% Cracking/C Location Water Pend Location 35% Water Pend Location Cracking/C Location Location Location Location Location Location Water Pend Location Location Water Pend Location	5% 35% 10% Efflorescence, Extent Location: Fifth Flo 15% Now Cracking/Crumbling, Location: Fourth A 35% 4+ Water Penetration, E Location: 5th Floo 30% 50% Now Cracking/Crumbling, Location: Stoped C Location: Fourth A Water Penetration, E Location: Fourth A Location: Fourth A Location: Fourth A Location: Fourth A Water Penetration, E Location: Fourth A Location: Fourth A Location: Fourth A Location: Fourth A	5% 35% 10% Efflorescence, Extent: Severe, Area Affelocation: Fifth Floor Mechanical Spot 15% Now \$45,900 Cracking/Crumbling, Extent: Severe, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Severe, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: 5th Floor Studio Space 30% 50% Now \$119,900 Cracking/Crumbling, Extent: Severe, Area Location: Sloped Glazing Structure Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate, Area Location: Fourth And Fifth Floors; Water Penetration, Extent: Moderate,	% of Fail Date Estimated Cost Total (Years) 5% LIFE 35% LIFE 10% LIFE Efflorescence, Extent: Severe, Area Affected: 36 Location: Fifth Floor Mechanical Spaces 15% Now \$45,900 LIFE Cracking/Crumbling, Extent: Severe, Area Affecte Location: Fourth And Fifth Floors; West Faca Water Penetration, Extent: Severe, Area Affecte Location: Fourth And Fifth Floors; Western E 35% 4+ \$51,700 LIFE Water Penetration, Extent: Moderate, Area Affecte Location: 5th Floor Studio Space 30% 2039 50% Now \$119,900 LIFE Cracking/Crumbling, Extent: Severe, Area Affecte Location: Sloped Glazing Structure At West Side Location: Fourth And Fifth Floors; West Side Water Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Water Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Under Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Under Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Under Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Under Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side Under Penetration, Extent: Moderate, Area Affecte Location: Fourth And Fifth Floors; West Side	Sof Fail Date Estimated Cost FY	Year Estimated Cost Year Estimated Cost Cycle Total (Years)	% of Total Total Cycle FY Estimated Cost Cycle Cycle Cycle FY Estimated Cost Cycle Cycle Cycle FY S S S S S S S S S

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	St Cycle (Yrs)	Estimated Cost	Priority
leating					
Energy Source					
Utility Steam	100%	2036 *	* 1		
•	Other Observation, Extent : Moderate, A	Area Affected : 100%			
	Location: Throughout Museum Comp	lex			
	Explanation: Supplied By Con Edison	- Serves All Building Se	ections		
Conversion Equipment					
Pres. Reducing	100%	2022 \$61,80	0 5	\$5,300	
Valve/LP Steam		. ,		. ,	
	Corroded, Extent : Moderate, Area Affe	cted : 10%			
	Location : Basement				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2318

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	20% 0-2	\$315,800	2056	* *	4	\$900	
r iping r inp	Corroded, Extent : S	Severe, Area Affecte	d: 100%				
	Location: Through	hout, Deteriorating	Steam An	d Condensate Ret	urn Pipir	ıg	
Central Plant Steam Piping/Pmp	80%		2026	\$1,263,300	4	\$3,500	
	On Extended Life, E. Location : Through		rea Affect	ted : 100%			
Terminal Devices							
Air Handler	30%		2026	\$393,600	1	\$16,600	
Convector/Radiator	65%		2024	\$324,700	1	\$18,800	
	On Extended Life, E. Location: Through		rea Affect	ted : 100%			
Convector/Radiator	5% 0-2 Malfunctioning, Extended Location: Through		2046 a Affected	* * d : 50%	1	\$1,300	
Air Conditioning							
Energy Source							
District Chilled Water	60%		2046	* *	1		
	Other Observation, Location: Baseme		Affected	: 100%			
	Explanation : The Section	Central Chiller Pla	nt That S	erves The Entire C	Campus Is	s Located In This	
Electricity	40%		2042	* *	1		
Conversion Equipment							
Centrifugal, Elec Chiller	R-134a Refrigerant, Location: Baseme	_	2035 Affected	* * ! : 100%	1	\$58,100	
			Affected	: 100%			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement						
	Explanation: 4 Un	nits - Equipment Ser	ves All M	useum Building S	ections		
Split Unit	2%	1 1	2026	\$39,800			
Window/Wall Unit	10% 0-2	\$19,400	2026	\$19,400	1		
	Malfunctioning, Exte Location: Various			d: 10%		ets	
Window/Wall Unit	28%		2021	\$54,400	1		

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

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

Asset #: 2318

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Distribution CW & CHW Wtr Pipe/Pump	2%	Now	\$2,300	2056	* *	4	\$100		
Tipe Tump	Insul. Deteriorating, Extent : Moderate, Area Affected : 60% Location : Rear Yard Between Sections 4 And 11								
CW & CHW Wtr Pipe/Pump	58%			2046	* *	4	\$2,600		
	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								
N. C.		on: The C	Condenser And Chi	lled Wat	er Pumps In This S	ection Se	erves All Sections		
No Component	40%								
Terminal Devices Air Handler/Cool/Ht No Component	60% 40%			2026	\$627,800	1	\$33,200		
Heat Rejection Air Cooled Condenser Unit	2%			2026	\$3,800	2	\$1,200		
Water Cooling Tower	60% Other Obser		\$21,200 Extent : Light, Area	2027 Affected	\$212,400	2	\$43,200		
			ent Located Betwee						
		on : 2 Uni	ts Out Of 8 Are Inc	operable					
No Component	38%								
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,900		
Exhaust Fans	10070			LII L		2 3	ψ+2,200		
Interior	50%			2026	\$166,000	2	\$1,400		
Roof	50%			2026	\$77,500	2	\$1,400		
Plumbing									
H/C Water Piping	250/			2046	* *	1			
Brass/Copper Galvanized Steel	25% 75%			2046		1			
Garvanized Steel	75% 2024 \$307,000 1 On Extended Life, Extent: Moderate, Area Affected: 75% Location: Throughout								
HW Heat Exchanger									
Steam Fired	60%			2046	* *	4	\$5,300		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
	Explanatio	on : 3 Uni			ater To Other Buil	ding Sec			
Steam Fired	_		\$59,400 oderate, Area Affe			4	\$3,500		
G '4 B' '	Location :	Lower Le	evel Of Section 17,	2 Of 3 D	Defective Heat Excl	nangers			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			

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

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

Asset #: 2318

Mechanical	Current Ro	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing										
Storm Drain Piping										
Cast Iron	20% 0-2	\$38,900	LIFE	* *	1					
	Corroded, Extent: Mo									
		ocation : Basement, Heavy Internal Storm Drain Pipe Corrosion Reported. The Internal porrosion Is Creating Flow Capacity Issues During Periods Of Heavy Down Pour								
		g Flow Capacity I			leavy Do	wn Pour				
Cast Iron	80%		LIFE	* *	1					
Sump Pump(s)										
Submersible	100%		2020	\$3,200	4	\$2,800				
Backflow Preventer										
Generic	100%		2026	\$23,700	1	\$5,500				
Fixtures										
Generic	100%									
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Roof									
	Explanation : Aband	oned Domestic Wo	iter Roo	f Tank Needs To B	e Remov	ed				
Vertical Transport										
Elevators										
Geared Traction	100%		LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Basement To 5th Floor									
	Explanation : 1 Freig	ght Unit								
Fire Suppression										
Standpipe										
Generic	100%		2036	* *	1-5	\$45,100				
Sprinkler										
Generic	100%		2046	* *	1-2	\$25,100				
Fire Pump										
Generic	100%		2029	\$60,100	1	\$16,700				

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,554,400	\$181,200
Interior Architecture		\$426,100
Mechanical	\$819,500	\$3,098,300
Total	\$2,373,900	\$3,705,600
Importance Code A	\$1,554,400	\$181,200
Importance Code B	\$819,500	\$3,137,800
Importance Code C		\$386,500
Total	\$2,373,900	\$3,705,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,600		\$1,300	
Interior Architecture	\$2,200	\$24,100	\$5,300	
Mechanical	\$35,700	\$24,200	\$22,600	\$12,100
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$69,400	\$64,100	\$44,900	\$27,900
Importance Code A	\$15,600		\$1,300	
Importance Code B	\$51,500	\$64,100	\$42,900	\$27,900
Importance Code C	\$2,200		\$700	
Total	\$69,400	\$64,100	\$44,900	\$27,900



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

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

Asset #: 2337

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
exterior					
Exterior Walls		2016	4.0	0-100	
Copper/Terne	2%	2046 **	10	\$5,100	
Masonry: Brick	40% Now \$147,200 Jnt Mortar Miss/Erod, Extent : Severe, I Location : West Facade, North Facade	Area Affected : 20%	5	\$43,800	
	Spalling, Extent : Moderate, Area Affect	ted : 20%			
	Location: North Facade, West Facad				
	Staining/Discoloring, Extent : Moderate Location : West Facade	e, Area Affected : 30%			
Masonry: Granite	58% Now \$426,600 Jnt Mortar Miss/Erod, Extent : Moderat Location : East Facade	LIFE ** te, Area Affected : 50%	5	\$47,700	
	Staining/Discoloring, Extent : Moderate Location : East Facade	e, Area Affected : 20%			
Windows					
Aluminum	15% Other Observation, Extent: Moderate, L Location: Collections Storage	2042 ** Area Affected : 100%	5	\$2,500	
	Explanation: Interior Storm Windows	.			
Steel	85% Now \$834,400 Air Infiltration, Extent: Severe, Area Aj Location: Collections Storage And Vo	urious Offices	5	\$89,700	
	Corrosion/Rusting, Extent: Moderate, A Location: Various	Area Affectea : 10%			
	Glazing Broken/Cracked, Extent: Mode Location: West Side Offices	erate, Area Affected : 5%			
	Glazing Clouded, Extent : Moderate, An Location : West Side Offices	rea Affected : 5%			
Parapets					
Masonry: Brick	20% 2-4 \$100 Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	LIFE ** te, Area Affected : 15%	5	\$100	
Masonry: Granite	80%	LIFE **	5	\$600	
·					

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

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

Asset #: 2337

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	50/			2026	\$26,000	10	¢1 700	
Built-Up (BUR)	5% 30%	Now	¢15 500	2026 2041	\$26,000	10	\$1,700	
Copper/Terne			\$15,500 ss, Extent : Severe					
	Location	: Through						
Skylight, Metal/Glass	5%			2036	* *	10	\$5,700	
Slate		Now	\$146,200	LIFE	* *			
		ssing Elem : Slate Ro	ents, Extent : Mod of	erate, Ar	ea Affected : 25%			
		on Func/Mi : Through	ss, Extent : Moder out	ate, Area	Affected : 100%			
		s Fasteners : Through	s, Extent : Moderai out	e, Area 1	Affected : 20%			
		_	: Moderate, Area	Affected	: 20%			
		: Through		55				
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Red Slate	e Roof					
	Explanat	ion : Appre	oaching Extent Of	Useful L	ife			
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%	T		2031		5	\$22,600	
			xtent : Moderate, A lection Storage Ar		естеа : 100%			
		ion : Epox	_	eus				
Vi1 Til.		ion . Epox _.	y Fiooring	2021	* *	2	¢12.600	
Vinyl Tile Interior Walls	30%			2031	77 77	3	\$13,600	
Ceramic Tile	3%			2035	* *	5	\$4.500	
Fabric on Framing	2%			2033	\$339,000	5	\$4,500 \$1,500	
Gypsum Board	53%			LIFE	**	5	\$47,500	
Marble Panels	5%			LIFE	* *	3	\$ 1 7,500	
Plaster	15%			LIFE	* *	5	\$6,700	
SGFT/Glazed Masonry	20%			LIFE	* *	5	ψο, 700	
Wood	2%			LIFE	* *	5	\$12,000	
Ceilings	2,0						\$1 2 ,000	
AcousTileConcealSpLn	10%			2031	* *	5	\$15,100	
Acous Tile Susp. 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	

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

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

Asset #: 2337

al (Years) 0% tended Life, Extion: Through 0% 0-2 ded, Extent: M tion: Through 5% 0% tended Life, Extion: Through 5% 0-2 actioning, Extended	\$710,800 Toderate, Area Affeout, Deteriorating Stent: Moderate, Aout \$22,500	2026 2026 2056 2056 2056 2026 2026 2024	* * % nd Condensate Ret \$885,900 \$89,900	1 4 4	\$2,000 \$2,000 \$2,000 \$5,200	Priorit
tended Life, Extion: Through 0% 0-2 ded, Extent: M tion: Through 5% 0% tended Life, Ex tion: Through	\$710,800 Toderate, Area Affeout, Deteriorating Stent: Moderate, Aout \$22,500	2026 rea Affec 2056 ected: 50 Steam Ar 2026 2024 rea Affec	\$710,800 ted: 100% ** % ad Condensate Reta \$885,900 \$89,900	4 4 urn Pipin 1	\$2,000 ng \$37,400	
tended Life, Extion: Through 0% 0-2 ded, Extent: M tion: Through 5% 0% tended Life, Ex tion: Through	\$710,800 Toderate, Area Affeout, Deteriorating Stent: Moderate, Aout \$22,500	2026 rea Affec 2056 ected: 50 Steam Ar 2026 2024 rea Affec	\$710,800 ted: 100% ** % ad Condensate Reta \$885,900 \$89,900	4 4 urn Pipin 1	\$2,000 ng \$37,400	
tended Life, Extion: Through 0% 0-2 ded, Extent: M tion: Through 5% 0% tended Life, Extion: Through 5% 0-2 actioning, Extended	\$710,800 Toderate, Area Affeout, Deteriorating Stent: Moderate, Aout \$22,500	2056 ected: 50 Steam Ar 2026 2024 rea Affec	* * % ad Condensate Reta \$885,900 \$89,900	4 urn Pipir 1	\$2,000 ng \$37,400	
tion: Through 0% 0-2 ded, Extent: M tion: Through 5% 0% tended Life, Ex tion: Through 5% 0-2 actioning, Extended	\$710,800 Toderate, Area Affeout, Deteriorating Stent: Moderate, Aout \$22,500	2056 Steam Ar 2026 2024 rea Affec	* * % nd Condensate Ret \$885,900 \$89,900	urn Pipin 1	ng \$37,400	
ded, Extent: M tion: Through 5% 0% tended Life, Ex tion: Through 5% 0-2 actioning, Exten	Toderate, Area Affeout, Deteriorating tent: Moderate, Aout \$22,500	ected : 50 Steam Ar 2026 2024 rea Affec	% nd Condensate Ret \$885,900 \$89,900	urn Pipin 1	ng \$37,400	
tion: Through 5% 0% tended Life, Ex tion: Through 5% 0-2 actioning, Exte	out, Deteriorating tent : Moderate, A out \$22,500	Steam Ar 2026 2024 rea Affec	\$885,900 \$89,900	1	\$37,400	
0% tended Life, Ex tion : Through 5% 0-2 actioning, Exte	s22,500	2024 rea Affec	\$89,900		•	
0% tended Life, Ex tion : Through 5% 0-2 actioning, Exte	s22,500	2024 rea Affec	\$89,900		•	
tended Life, Ex tion: Through 5% 0-2 actioning, Exter	s22,500	rea Affec		1	\$5,200	
actioning, Exte		2046				
tion : Inrough	out, Defective Stee	a Affecte	* * d : 50%	1	\$1,200	
	Sytant · Light Arac	2046	**	1		
tion : Section I anation : Chille	17			he Centr	al Chiller Plant In	
		2046	* *	4	\$4,000	
tion : Section I	17				m a l	
		ater Is Pu	imped To This Buil	ding Fro	om The Central	
211 500						
Observation, E	_	2026 Affected	\$847,900 : 100%	1	\$44,900	
_		ng Conve	rted To Chilled Wa	iter Syste	em	
	•	2034	* *	1	\$5,000	
	7., 7. 7. 4					
	_	ı Affected	: 50%			
		The Can	ablility To Parform	A Dobu	midification Cvolo	
10 a let (a l	O% Observation, Ention: Section I Innation: Chilling II O% Observation, Ention: Section II Innation: Pipin Iler Plant In Section II Innation: Through Innation: All Do% Observation: All Do% O% Observation, Ention: Various	Observation, Extent: Light, Area ation: Section 17 lanation: Chilled Water Is Supplition 17 Observation, Extent: Light, Area ation: Section 17 lanation: Piping Only, Chilled Water Plant In Section 17 Observation, Extent: Light, Area ation: Throughout lanation: All Dx Systems Are Bein 0% Observation, Extent: Light, Area ation: All Dx Systems Are Bein 0% Observation, Extent: Light, Area ation: Various Floors	Observation, Extent: Light, Area Affected ation: Section 17 Idenation: Chilled Water Is Supplied To This ion 17 Observation, Extent: Light, Area Affected ation: Section 17 Idenation: Piping Only, Chilled Water Is Puller Plant In Section 17 Idenation: Throughout Idenation: All Dx Systems Are Being Convertion 19% Observation, Extent: Light, Area Affected ation: All Dx Systems Are Being Convertion 19% Observation, Extent: Light, Area Affected ation: Various Floors	Observation, Extent: Light, Area Affected: 100% ation: Section 17 lanation: Chilled Water Is Supplied To This Building From Tion 17 Observation, Extent: Light, Area Affected: 100% ation: Section 17 lanation: Piping Only, Chilled Water Is Pumped To This Building: Plant In Section 17 lanation: Piping Only, Chilled Water Is Pumped To This Builder Plant In Section 17 Observation, Extent: Light, Area Affected: 100% ation: Throughout lanation: All Dx Systems Are Being Converted To Chilled Water Observation, Extent: Light, Area Affected: 50% ation: Various Floors	10% 2046 ** 1 Observation, Extent: Light, Area Affected: 100% 10 ation: Section 17 Idenation: Chilled Water Is Supplied To This Building From The Centrition 17 10% 2046 ** 4 Observation, Extent: Light, Area Affected: 100% 10 ation: Section 17 Idenation: Piping Only, Chilled Water Is Pumped To This Building From Italian In Section 17 10 2026 \$847,900 1 Observation, Extent: Light, Area Affected: 100% 11 ation: Throughout 12 Idenation: All Dx Systems Are Being Converted To Chilled Water System 100% 10 2034 ** 1 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	10% 2046 ** 1 Observation, Extent: Light, Area Affected: 100% ution: Section 17 Idenation: Chilled Water Is Supplied To This Building From The Central Chiller Plant Intion 17 10% 2046 ** 4 \$4,000 Observation, Extent: Light, Area Affected: 100% ution: Section 17 Idenation: Piping Only, Chilled Water Is Pumped To This Building From The Central Ider Plant In Section 17 10% 2026 \$847,900 1 \$44,900 Observation, Extent: Light, Area Affected: 100% ution: Throughout Idenation: All Dx Systems Are Being Converted To Chilled Water System 10% 2034 ** 1 \$5,000 10% 10% 10% 10% 10% 10% 10% 10% 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.

Asset #: 2337

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	Location	servation, Extent : Light, Area n : Throughout tion : Most Of Ventilation Occ			2-5	\$44,900	
Exhaust Fans							
Interior	90%		2026	\$269,000	2	\$2,200	
Roof	10%		2026	\$13,900	2	\$200	
Plumbing							
H/C Water Piping							
Galvanized Steel	80%	ı	2024	\$294,900	1		
	On Extend	ded Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location	ı : Throughout					
Galvanized Steel	20%	0-2 \$73,700	2046	* *	1		
		, Extent : Severe, Area Affecte			-		
		n : At Points Of Use, Heavy In		pe Corrosion Repo	orted, Th	e Internal	
		on Is Creating Water Flow Re.			ŕ		
Sanitary Piping							
Cast Iron	100%	ı	LIFE	* *	1		
		ded Life, Extent : Moderate, A 1 : Throughout	rea Affec	eted : 100%			
Storm Drain Piping							
Cast Iron	20%	0-2 \$35,000	LIFE	* *	1		
	Corroded	, Extent : Moderate, Area Affe	cted : 20	9%			
		n : Basement, Heavy Internal S on Is Creating Flow Capacity					
Cast Iron	80%		LIFE	* *	1		
	On Extend	ded Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location	ı : Throughout					
Backflow Preventer							
Generic	100%	ı	2031	* *	1	\$4,900	
Fixtures						<u> </u>	
Generic	100%						
		servation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location		33				
		tion : Abandoned Domestic W	ater Roo	of Tank Needs To B	e Remov	ed	
Vertical Transport	·-r			,			
Elevators							
Geared Traction	100%		LIFE	* *			
		servation, Extent : Light, Area		! : 100%			
		n : Basement To 6th Floor, Or			loor DC	System	
		tion: 2 Units, #19f And 19p				-	
Fire Suppression	·-r	,y +>p					
Standpipe							
	100%	ı	2036	* *	1-5	\$40.600	
Generic	100%		2036	* *	1-5	\$40,600	

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

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

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

Asset #: 2337

Mechanical	Current Repa	r Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component Generic	50% 50%	2052	* *	1-2	\$11,300	

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 1A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 26-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$478,800	
Interior Architecture		\$243,700
Mechanical	\$566,700	\$530,600
Total	\$1,045,400	\$774,300
Importance Code A	\$478,800	
Importance Code B	\$566,700	\$774,300
Total	\$1,045,400	\$774,300

Total	\$544,400	\$33,900	\$38,900	\$24,800
Importance Code C				
Importance Code B	\$519,100	\$33,900	\$11,400	\$24,800
Importance Code A	\$25,400		\$27,500	
Total	\$544,400	\$33,900	\$38,900	\$24,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$105,300	\$15,600	\$35,000	\$3,300
Interior Architecture	\$409,800	\$14,300		\$17,500
Exterior Architecture	\$25,400			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2338

Architecture	Current Repair Future Replacemen				ent Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	93% Now Spalling, Extent: Mo		LIFE ted : 15%	**	5	\$29,500	
	Location : East Fac Staining/Discoloring, Location : East Fac	Extent : Moderate	e, Area Aj	fected : 20%			
Masonry: Limestone	7% Now Caulking Deteriorate Location: Window		LIFE ate, Area	* * Affected : 25%	5	\$1,700	
Windows							
Steel	100% 2-4 Air Infiltration, Extention: Through Deteriorated Finish, Location: Through	out Extent : Moderate, out	Area Aff	ected : 40%	5	\$18,000	
	Thermally Inefficient, Location: Through	out					
	Unit Inoperable, Exte Location : Offices	ent : Moderate, Are	ea Affecte	d: 20%			
Parapets							
Cast Stone/Terra Cotta	5% 2-4 Cracking/Crumbling, Location: Through		LIFE e, Area A <u>f</u>	* * fected : 10%	5	\$800	
	Caulking Deteriorate Location : Through		ate, Area .	Affected : 30%			
Masonry: Brick	95% 2-4 Jnt Mortar Miss/Eroc Location: Through		LIFE te, Area A	* * Affected : 40%	5	\$1,900	
	Miss/Damaged Flash Location : Deforme Staining/Discoloring, Location : Exterior	d Copper Flashing Extent : Moderate	g Through	out			
Roof Modified Bitumen	98% Now Seams Open/Split, Ex Location : Through		2036 rea Affec	* * ted : 25%			
	Water Penetration, E Location : Various						
	Worn/Eroded, Extent Location : Through	out					
	Other Observation, E Location : Through	out	Area Affe	cted : 20%			
Cl1' . 1 4 D1 - 4'	Explanation : Dunn	age Flashing	2020	* *	1		
Skylight, Plastic	2%		2039	~ ^	1		

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2338

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	50% 2-4 Staining/Discolorin Location: Throug Worn/Eroded, Exter Location: Throug	hout nt : Moderate, Area .		-	3	\$42,900	
Cast in Place Concrete	5%		LIFE	* *	5	\$6,300	
Vinyl Tile	45%		2026	\$243,700	3	\$12,900	
	Worn/Eroded, Exter Location : Lower	ıt : Moderate, Area . Levels	Affected	: 30%			
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 F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2022	\$26,400	5	\$2,300	
Distribution Central Plant Steam Piping/Pmp	50%	0-2	\$337,300	2056	* *	4	\$900	
1 0 1	Location	: Basemen		33				
C 1 D1 C4		ion : Deter	ioratea Steam Ana		sate Return Piping		¢000	
Central Plant Steam Piping/Pmp	50%			2026	\$337,300	4	\$900	
		ed Life, Ex : Through	tent : Moderate, A out	rea Affec	ted : 100%			

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

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

Asset #: 2338

Mechanical	Current Re	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	100/ 0.2	¢21 200	2046	* *	1	¢1 100	
Convector/Radiator	10% 0-2 Malfunctioning, Extent	\$21,300 : Moderate Area	2046		1	\$1,100	
	Location: Throughout			. 5070			
Convector/Radiator	25%		2024	\$53,400	1	\$3,100	
	On Extended Life, Exte	nt : Moderate, A				4-,	
	Location : Throughou	ıt					
No Component	65%						
	Other Observation, Ex	_	Affected	: 0%			
	Location : Throughou						
	Explanation : Covere	d Under A C					
Air Conditioning							
Energy Source District Chilled Water	65%		2046	* *	1		
District Cliffied Water	Other Observation, Ex	tent : Light, Area			1		
	Location : Sectionh 1		rijjeerea	. 10070			
	Explanation : Chillea Section 17	l Water Is Supplie	ed To This	Building From T	The Centr	al Chiller Plant In	
Electricity	35%		2042	* *	1		
Conversion Equipment Window/Wall Unit	35% 0-2 On Extended Life, Exte		2026 rea Affect	\$29,100 ed: 100%	1		
No Component	65%						
Distribution							
CW & CHW Wtr	65%		2046	* *	4	\$1,200	
Pipe/Pump							
	Other Observation, Ex	_	Affected	: 100%			
	Location: Section 17		I D	1 T - Tl.: - D:	1.1: F	Th C	
	Explanation : Piping Chiller Plant In Secti		iter Is Pu	треа 10 1піѕ вий	iaing Fre	om The Centrai	
No Component	35%						
Terminal Devices							
Air Handler/Cool/Ht	65%		2021	\$101,700	1	\$15,400	
No Component	35%						
Dehumidifier							
No Component	50%						
Generic	50%		2020	1000/			
	Other Observation, Ex. Location: Fan Room	_	Affected	: 100%			
	Explanation: The Air		The Cana	hility To Parform	A Dohu	nidification Cycle	
Ventilation	<u> Бършишон . Тие Ан</u>	11umuers 11uve	ти сири	omiy 10 1 erjorm	11 DEHUI	magicanon Cycle	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,300	

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

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

Asset # : 2338

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	Priority
Ventilation				
Exhaust Fans				
Interior	90%	2021 \$127,600	2 \$1,100	
	On Extended Life, Extent : Moderate,	Area Affected : 100%		
	Location: Fan Rooms	A (C4-1 - 1000/		
	Other Observation, Extent: Light, Ar	еа Аffестеа : 100%		
	Location: Throughout Explanation: Most Of Ventilation C	Decurs Through Air Handlers	,	
Roof	10%	2021 \$6,600		
K001	On Extended Life, Extent : Moderate,	· ·	2 \$100	
	Location: Roof	Area Ajjeciea . 100/0		
Plumbing	Locuiton : Rooj			
H/C Water Piping				
Galvanized Steel	20% 0-2 \$35,000	2046 **	1	
	Corroded, Extent : Moderate, Area A			
	Location: At or Near Points Of Use		Reported, The Internatal	
	Corrosion Is Creating Water Flow I			
Galvanized Steel	80%	2024 \$139,900	1	
	On Extended Life, Extent: Moderate,	Area Affected : 100%		
	Location : Throughout			
Sanitary Piping	1000/			
Cast Iron	100%	LIFE **	1	
	On Extended Life, Extent : Moderate,	Area Affected: 100%		
Ct D ' D' '	Location: Throughout			
Storm Drain Piping Cast Iron	20% 0-2 \$16,600) LIFE **	1	
Cast Hon	Corroded, Extent : Moderate, Area A		1	
	Location: Basement, Heavy Interna		n Reported. The Internal	
	Corrosion Is Creating Flow Capaci			
Cast Iron	80%	LIFE **	1	
	On Extended Life, Extent : Moderate,	Area Affected : 100%		
	Location: Throughout			
Fixtures				
Generic	100%			
Vertical Transport				
Elevators	1000/			
Hydraulic	100%	LITE		
	Other Observation, Extent : Light, Ar Location : Gallery 77	еа Аffестеа : 100%		
	Explanation: 1 Unit Travel From B	Pasement To 2nd Floor		
Fire Suppression	Espenianon . 1 Omi 11uvei 110m B	asement 10 Zitu 1 tool		
Standpipe				
Generic	100%	2036 **	1-5 \$19,300	
Sprinkler			,= ,= ,=	
No Component	50%			
Generic	40%	2052 **	1-2 \$4,300	
Generic	10%	2036 **	· ·	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 2, 2A, 2B

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,407,000	\$84,400
Interior Architecture	\$39,300	\$4,640,000
Mechanical	\$490,000	\$3,027,700
Total	\$1,936,300	\$7,752,100
Importance Code A	\$1,407,000	\$84,400
Importance Code B	\$529,300	\$3,259,900
Importance Code C		\$4,407,800
Total	\$1,936,300	\$7,752,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,100		\$11,900	
Interior Architecture	\$22,700	\$10,800	\$25,200	\$2,000
Mechanical	\$12,500	\$26,200	\$25,900	\$12,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$51,200	\$46,800	\$72,900	\$24,300
Importance Code A	\$6,100		\$11,900	
Importance Code B	\$45,100	\$46,800	\$51,500	\$24,300
Importance Code C			\$9,500	
Total	\$51,200	\$46,800	\$72,900	\$24,300



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

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

Asset #: 2328

Architecture	Current Repair	Current Repair Future Replacement		M	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior Exterior Walls							
Masonry: Brick	20% Now \$35,600 Efflorescence, Extent : Moderate, Area A Location : North Facade		**	5	\$10,600		
	Jnt Mortar Miss/Erod, Extent : Moderat Location : North Facade Staining/Discoloring, Extent : Moderate						
	Location : North Facade Water Penetration, Extent : Moderate, A Location : North Facade	rea Affected : 5%					
Masonry: Granite	80% Now \$114,000 Jnt Mortar Miss/Erod, Extent: Moderat Location: North Facade Recent Repair Evident, Extent: Light, A Location: South Facade	30	* *	5	\$31,800		
Windows							
Wood	10% Now \$78,500 Air Infiltration, Extent: Moderate, Area Location: North Facade Deteriorated Finish, Extent: Severe, Ara Location: North Facade	ea Affected : 50%	* *	5	\$9,400		
	Thermally Inefficient, Extent: Moderate Location: North Facade Split/Cracked, Extent: Severe, Area Affe Location: North Facade	30	9				
Wood	90% Recent Repair Evident, Extent : Light, A Location : South Facade	2042 rea Affected : 100%	* *	5	\$168,800		

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

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

Asset #: 2328

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	50 /	N T	#4.000	2041	* *			
Copper/Terne	-		\$4,900 t : Moderate, A Throughout	2041 rea Affec				
Roll Roofing	Location : Water Penet	ged Flashing. Lower Roof	\$1,200 s, Extent : Mod nt : Moderate, A		\$11,900 ea Affected : 20% cted : 30%	5	\$2,200	
Slate	Location : Cracking/Cr	ing Element. Throughout rumbling, Ex	\$1,094,400 s, Extent : Seve tent : Moderate					
	Loose/Miss	Throughout Fasteners, E Throughout	xtent : Severe, 1	Area Affe	cted : 30%			
	Location : Other Obser	Throughout	nt : Moderate, A nt : Severe, Are					
		_	9 Years Bevon	d Highest	Rated Lifespan.			
Interior Floors	•	J	·		V 1			
Carpet	20%			2025	\$446,900	3	\$47,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$17,200	
Ceramic Tile	5%			2035	* *	5	\$7,900	
Cork Tile	5%			2046	* *	5	\$6,900	
	Location:	5th Fl	nt : Light, Area	Affected	: 20%			
M'. T'1.		n : New Buil	шош	2021	* *	-	¢70.600	
Mosaic Tile	Location:	Corridors, V	nt : Moderate, A Various Offices		cted : 100%	5	\$78,600	
		n : Historic	Decorative Mir		- Super Premium.			
Marble Panels	10%			LIFE	* *	5	\$11,800	
Terrazzo	20%			LIFE	* *	5	\$24,600	
Vinyl Tile 9" X 9"	10%			2026	\$192,800	3	\$7,900	
Wood	5%			2041	* *	5	\$14,700	
Interior Walls	4.50/			202=	0.4.00	_	440.00	
Fabric on Framing	15%			2027	\$4,306,500	5	\$19,000	
Glass: Single Pane	15%			LIFE	* *	5	\$28,500	
Gypsum Board	15%			LIFE	* *	5	\$22,800	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *	~	#2	
Plaster	35%			LIFE	* *	5	\$26,600	
Wood	10%			LIFE	T T	5	\$101,300	

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

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

Asset #: 2328

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%			2039	* *	5	\$15,600	
AcousTileSusp.Lay-In	30%	Now	\$16,800	2039	* *	5	\$18,700	
	Staining/L	oiscoloring,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Offices						
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Developi	nent 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Distribution								
Central Plant Steam Piping/Pmp	15%	0-2	\$278,100	2056	* *	4	\$800	
	Corroded,	Extent : Se	evere, Area Affecte	d: 50%				
	Location	: Through	out, Deteriorating	Steam A	nd Condensate Ret	urn Pipir	ıg	
Central Plant Steam Piping/Pmp	15%			2052	* *	4	\$1,200	
1 0 1	Recent Ins	tallation, E	Extent : Light, Area	Affected	l : 10%			
	Location	: Fifth Flo	or					
Central Plant Steam Piping/Pmp	70%			2026	\$1,297,900	4	\$3,600	
		led Life, Ex : Through	tent : Moderate, A out	rea Affec	eted : 100%			
Terminal Devices								
Air Handler	50%			2026	\$770,200	1	\$32,500	
Convector/Radiator	10%	0-2	\$58,600	2046	* *	1	\$3,100	
	Malfunctio	oning, Exte	nt : Severe, Area A	ffected :	50%			
	Location	: Through	out, Defective Stea	m Traps				
Convector/Radiator	40%			2024	\$234,600	1	\$13,600	
	On Extend	ed Life, Ex	tent : Moderate, A	rea Affec	eted : 100%			
	Location	: Through	out					
Air Conditioning								
Energy Source								
District Chilled Water	60%			2046	* *	1		
Electricity	40%			2042	* *	1		

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

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

Asset #: 2328

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning						
Conversion Equipment Exterior Pkg Unit -	20%	2031	* *	2	\$1,300	
Cooling	R-22 Refrigerant, Extent: Light, Area	Affected :	100%			
	Location: Roof Top Units	ijjeerea .	10070			
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Roof					
	Explanation : Serves Lobby Area					
Window/Wall Unit	20%	2024	\$45,700	1		
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : 5th Floor Explanation : Serves Offices					
No Commonant	60%					
No Component Distribution	60%					
CW & CHW Wtr Pipe/Pump	60%	2046	* *	4	\$3,100	
	Other Observation, Extent : Light, Area Location : Throughout	a Affected	: 100%			
	Explanation: Piping Only, Chilled W 17	ater Is Pu	umped From Centr	al Chille	r Plant In Section	
No Component	40%					
Terminal Devices	600/	2026	¢204.000	1	#20 000	
Air Handler/Cool/Ht No Component	60% 40%	2026	\$294,900	1	\$39,000	
entilation	4070					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$58,600	
Exhaust Fans						
Interior	90%	2031	* *	2	\$2,900	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Throughout	ouna Thu	wala Ain Handlana			
Roof	Explanation : Most Of Ventilation Oc 10%	2026	\$18,200	2	\$300	
lumbing	1076	2020	\$10,200		\$300	
H/C Water Piping						
Galvanized Steel	80%	2024	\$384,500	1		
	On Extended Life, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Throughout					
Galvanized Steel	20% 0-2 \$96,100	2046	* *	1		
	Corroded, Extent : Moderate, Area Aff			mi *	1 D:	
	Location: At Points Of Use, Heavy In Corrosion Is Creating Water Flow Re			The Inte	rnal Pıpe	
Sanitary Piping	corresion is creating much how he		- Dowest			
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moderate, A	rea Affec	ted : 100%			
	Location: Throughout					

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

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

Asset #: 2328

Mechanical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	75%	LIFE	* *	1		
	On Extended Life, Extended Location: Throughou	nt : Moderate, Area Affed t	eted : 100%			
Cast Iron	25% Now	\$57,100 LIFE	* *	1		
	Corroded, Extent: Mod	lerate, Area Affected : 20	0%			
		Flow Capacity Issues D crate, Area Affected : 25% cked Risers		Ieavy Do	wn Pour	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Ext	ent : Light, Area Affected	l : 100%			
	Location: Basement T	To 5th Floor, 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	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$96,700	\$162,800
Interior Architecture		\$229,600
Total	\$96,700	\$392,400
Importance Code A	\$96,700	\$162,800
Importance Code B		\$130,700
Importance Code C		\$98,900
Total	\$96.700	\$302.400

Total	\$96,700	\$392,400
Total	\$90,700	\$372,400

23,800 71,800 64,300	\$50,200	ψ52,000	,,,,,,
	Ψ50,200	Ψ57,000	,,,,,,
23,800	\$56,200	\$59,000	\$30,900
12 000	\$21,300	\$1,100	\$600
99,900	\$77,600	\$60,100	\$31,500
21,700	\$21,700	\$21,700	\$21,700
4,800	\$9,800	\$29,400	\$9,800
10,200	\$25,400	\$8,500	
23,200	\$20,700	\$400	
2020	FY 2021	FY 2022	Y 2023



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

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

Asset #: 13555

Architecture		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	100/			• 0 < 1		4.0	440.000	
Copper/Terne	10%			2061	* *	10	\$40,800	
Masonry: Brick	71%			LIFE	* *	5	\$123,600	
Masonry: Limestone	5%			LIFE	* *	5	\$6,500	
Metal, Corrugated	2% Other Obs	ervation F	xtent : Light, Area	2046	** 1 · 100%	1		
		: Rooftop	мені . Ligni, Area	Ајјестеи	. 100/0			
			anical Enclosures					
Window Wall		Now	\$55,900	2046	* *	5	\$39,200	
	Water Pen	etration, E.	xtent : Moderate, A		ected : 15%			
	Location	: South Fa	cing Thresholds A	t 8th Flo	or 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	\$17,000	LIFE	**	5	\$2,600	
			l, Extent : Moderai					
			Wall Of Parapet - o					
	_		Extent : Moderate, . Wall Of Parapet - c					
M . 1D "		. Interior	wan Oj Farapei - c		**	7.10	Φ26.600	
Metal Rail	25%	0.2	Ф1 000	2039	* *	5-10	\$26,600	
Pre-Cast Concrete	15%	0-2	\$1,800 d, Extent : Modera	LIFE		5	\$5,600	
	_	eteriorate : Coping S		ue, Area	Affectea : 15%			
			none Extent : Moderate, .	Anna Aff	antad . 150/			
	_		xieni . Moderdie, . le Of Coping Stone		есіва . 1576			
Roof	Locuiton	. Onaersia	e of coping sione	*				
IRMA/Protected	30%	0-2	\$4,400	2031	* *			
Membrane	3070	0-2	\$4,400	2031				
	Paver Bloo	k Ballast,	Extent : Moderate,	Area Af	fected : 100%			
	Location: 8th Floor Terrace							
	Vegetation	Growth, E	Extent : Moderate, .	Area Affe	ected : 20%			
	Location	: 8th Floor	r Terrace					
Modified Bitumen	70%			2031	* *	10	\$18,600	
nterior								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13555

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2025	\$174,700	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 Obse	ervation, Extent .	Moderate, A	Area Affe	cted : 100%			
	Location	: Labs And Vari	ous					
	Explanat	on : Fluid Appli	ed Epoxy Flo	oor				
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	\$23,500	LIFE	* *	5	\$130,700	
• •	Water Pen	etration, Extent :	Moderate, A	Area Affe	cted : 8%		·	
	Location	: 8th Floor Corr	idor					

Mechanical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2046	* *	1		
Conversion Equipment						
Heat Exchanger, Plate &	15%	2035	* *	1	\$6,100	
Frame						
	Other Observation, Extent : Light, Are	ea Affected : 100	%			
	Location: Basement					
	Explanation: One Unit Converts Ste	eam To Hot Wate	r System			
No Component	85%					
	Other Observation, Extent : Light, Are	ea Affected : 0%				
	Location: Lower Level					
	Explanation: Low Pressure Steam S	Sourced From Ad	jacent Sectio	on		
Distribution						
Hot Wtr Piping/Pump	15%	2048	* *	4	\$900	
Central Plant Steam	85%	2052	* *	4	\$5,200	
Piping/Pmp						
Air Conditioning						
Energy Source						
District Chilled Water	100%	2046	* *	1		

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

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

Asset #: 13555

Mechanical	Current Repair	Future Repl	acement	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%	2052	* *	4	\$6,100		
	Other Observation, Extent: Light, A Location: Section 17 Explanation: Piping Only, Chilled Chiller Plant In Section 17			lding Fra	om The Central		
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% Other Observation, Extent: Light, A	2031 Area Affected : 100%	**	2	\$2,300		
	Location: Throughout Explanation: Most Of Ventilation	Occurs Through Ai	r 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			4.4				
Geared Traction	50% Other Observation, Extent: Light, A Location: Basement - 8th Floor (Explanation: 1 Unit #20 F		**				
Hydraulic	50% Other Observation, Extent: Light, A Location: 3 Levels - Museum Sho Explanation: 1 Unit #20 P		* *				
Fire Suppression Standpipe							
Generic	100%	2052	* *	1-5	\$41,400		
Sprinkler Generic	100%	2052	* *	1-2	\$23,000		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 3

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,493,200	\$161,900
Interior Architecture	\$243,000	\$425,600
Mechanical	\$348,700	\$1,586,100
Total	\$2,084,800	\$2,173,500
Importance Code A	\$1,540,000	\$161,900
Importance Code B	\$544,800	\$1,892,300
Importance Code C		\$119,300
Total	\$2.084.800	\$2 173 500

Total	\$2,084,800	\$2,173,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$33,600	\$44,500	\$29,900	\$3,200
Mechanical	\$44,500	\$44,900	\$14,500	\$5,300
Total	\$78,100	\$89,400	\$44,400	\$8,400
Importance Code A			\$2,000	
Importance Code B	\$52,800	\$89,400	\$42,400	\$8,400
Importance Code C	\$25,400			
Total	\$78,100	\$89,400	\$44,400	\$8,400



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

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

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

Asset #: 2808

	Current Repair			e Replacement	M			
% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
5%			2046		10	\$7,300		
95%			LIFE	* *	5	\$44,300		
				* *	5	\$235,100		
-		_	rea Affe	cted : 100%				
20%	Now	\$53,300	2041	* *				
Drains Cl	ogged, Extent	: Severe, Area P	Affected :	5%				
Location	: North West	t Corner Of Rooj	f, Adjacei	nt To Building 3a				
Seams Op	en/Split, Exte	nt : Moderate, A	rea Affec	eted : 10%				
Location	: North Side							
Water Per	netration, Exte	ent : Severe, Are	a Affecte	d : 5%				
Location	: At North W	est Roof Drain						
80%	Now	\$1,322,300	LIFE	* *			1	
				ea Affected : 10%				
				55				
Loose/Mis	s Fasteners. I	Extent : Severe. 1	Area Affe	ected : 50%				
			33					
	_		ted : 20%	%				
	_	= -						
	Ü		Old. Loi	ng Past Rated Life				
	5% 95% 100% Recent Re Location 20% Drains Cla Location Water Pen Location United Seams Location Location Location United Seams Location Location Location United Seams Location Location United Seams Location	5% 95% 100% Recent Repair Evident, Location: South Face 20% Now Drains Clogged, Extent Location: North West Seams Open/Split, Exte Location: North Side Water Penetration, Exte Location: At North West 80% Now Broken/Missing Elemen Location: Throughout Loose/Miss Fasteners, I Location: Throughout Loose Units, Extent: Se Location: Throughout Water Penetration, Ext Location: Throughout Other Observation, Ext Location: Throughout	5% 95% 100% Recent Repair Evident, Extent: Light, A Location: South Facade 20% Now \$53,300 Drains Clogged, Extent: Severe, Area A Location: North West Corner Of Rooj Seams Open/Split, Extent: Moderate, A Location: North Side Water Penetration, Extent: Severe, Are Location: At North West Roof Drain 80% Now \$1,322,300 Broken/Missing Elements, Extent: Mod Location: Throughout Loose/Miss Fasteners, Extent: Severe, A Location: Throughout Loose Units, Extent: Severe, Area Affect Location: Throughout Water Penetration, Extent: Severe, Are Location: Throughout - Especially Ne Other Observation, Extent: Severe, Area Location: Throughout	5% 2046 95% LIFE 100% 2042 Recent Repair Evident, Extent: Light, Area Affect Location: South Facade 20% Now \$53,300 2041 Drains Clogged, Extent: Severe, Area Affected: Location: North West Corner Of Roof, Adjaces Seams Open/Split, Extent: Moderate, Area Affecte Location: North Side Water Penetration, Extent: Severe, Area Affecte Location: At North West Roof Drain 80% Now \$1,322,300 LIFE Broken/Missing Elements, Extent: Moderate, Area Location: Throughout Loose/Miss Fasteners, Extent: Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Throughout - Especially Near Winds Other Observation, Extent: Severe, Area Affected Location: Throughout	5% 2046 ** 95% LIFE ** 100% 2042 ** Recent Repair Evident, Extent: Light, Area Affected: 100% Location: South Facade 20% Now \$53,300 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 80% Now \$1,322,300 LIFE ** 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	5% 2046 ** 10 95% LIFE ** 5 100% 2042 ** 5 Recent Repair Evident, Extent: Light, Area Affected: 100% Location: South Facade 20% Now \$53,300 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 80% Now \$1,322,300 LIFE ** 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%	5% 2046 ** 10 \$7,300 95% LIFE ** 5 \$44,300 100% 2042 ** 5 \$44,300 Recent Repair Evident, Extent: Light, Area Affected: 100% Location: South Facade 20% Now \$53,300 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: A North West Roof Drain 80% Now \$1,322,300 LIFE ** 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	

Interior

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

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

Asset #: 2808

Architecture	Current Repair			e Replacement	М	aintenance			
system Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Floors					_	**			
Carpet	2%		2022	\$28,900	3	\$3,100			
Ceramic Tile	3%		2029	\$65,800	5	\$3,100			
Mosaic Tile	15%		2031	* *	5	\$38,100			
	Other Observation, Ex		ea Affe	cted : 100%					
	Location: Throughout								
	Explanation: Histori								
Terrazzo	40% Now		LIFE	* *	5	\$31,800			
	Cracking/Crumbling, I								
	Location : Second Fl	oor Corridor - Asia	ın Peop	oles Exhibit					
Vinyl Tile	25% Now	\$96,200	2026	\$240,500	3	\$9,500			
·	Broken/Missing Eleme Location : Fifth Floo		, Area	Affected : 5%					
	Cracking/Crumbling, I Location : Basement		Area A <u>j</u>	ffected : 30%					
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location: Basement Corridor								
	Other Observation, Ex. Location : 5th Floor	tent : Moderate, Ar	ea Affe	cted : 50%					
	Explanation : 9x9 Til	e							
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	\$25,400	LIFE	* *	5	\$8,500			
	Water Penetration, Ext	ent : Moderate, Are	ea Affe	cted : 5%					
	Location: Fifth Floo	r Offices And Mezz	anine						
Wood	12%		LIFE	* *	5	\$68,200			

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

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

Asset #: 2808

Architecture	Current Repair F		Futur	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	45%	4+	\$8,200	2031	* *	5	\$28,600		
	U	0.	xtent : Moderate cations Through		ffected : 20%				
AcousTileSusp.Lay-In	22%			2031	* *	5	\$22,400		
Plaster	28%	Now	\$41,600	LIFE	* *	5	\$17,800		
	U	Crumbling, Ех : Various	ctent : Moderate	, Area Aj	fected : 15%				
	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		
		am Surface, E : Fifth Floor	xtent : Moderat	e, Area A	ffected : 5%				
		ing, Extent : N : Fifth Floor	Moderate, Area A	Affected	: 20%				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing	100%			2022	\$46,900	5	\$4,000	
Valve/LP Steam								
Distribution								
Central Plant Steam Piping/Pmp	20%	0-2	\$239,700	2056	* *	4	\$700	
1 8 1	Other Obs	ervation, E	xtent : Moderate, .	Area Affe	ected : 70%			
	Location	: Through	out					
	Explana	tion : Deter	iorating Steam An	d Conder	nsate Return Piping	g		
Central Plant Steam Piping/Pmp	80%			2026	\$958,700	4	\$2,700	
		led Life, Ex : Through	tent : Moderate, A out	rea Affec	ted : 100%			

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

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

Asset #: 2808

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Terminal Devices							
Convector/Radiator	15%		2024	\$56,900	1	\$3,300	
		led Life, Extent : Moderate, 1 2 : Throughout	Area Affec	eted : 100%			
No Component	70%						
		servation, Extent : Light, Are a : Fan Room	a Affected	!: 0%			
	Explana	tion : Covered Under A C Sy	stem				
No Component	15%						
ir Conditioning							
Energy Source							
District Chilled Water	70%		2046	* *	1		
Electricity	30%		2042	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2021	\$29,500	1		
No Component	80%						
Distribution							
CW & CHW Wtr	60%		2046	* *	4	\$2,000	
Pipe/Pump						. ,	
1 1	Other Obs	ervation, Extent : Light, Are	a Affected	! : 100%			
	Location	: Throughout					
	Explana	tion : Piping Only, Chilled V	Vater Is Pi	umped From The C	Central C	hiller Plant	
No Component	40%						
Terminal Devices							
Air Handler/Dir Expansion	10%	Now \$3,200	2031	* *	1		
	Location	xtent : Moderate, Area Affec a : Electrical Vault, 2 Of 3 U er With Refrigerant Leaks			efective (Compressor And	
Air Handler/Cool/Ht	60%		2026	\$95,300	1	\$25,200	
No Component	30%						
Heat Rejection Air Cooled Condenser Unit	10%		2031	* *	2	\$4,700	
No Component	90%						
Dehumidifier Tehnique							
No Component	60%						
Generic	40%		2024				
00110110		ervation, Extent : Light, Are		! : 100%			
		: 3rd And 4th Floor Air Ha					
	Location	. Jiu Anu 4m ruon An im					
		tion: The Air Handling Unit	s Have Th	e Capablity To Pe	rform A I	Dehumidification	
Ventilation	Explana		s Have Th	e Capablity To Pe	rform A I	Dehumidification	
/entilation Distribution	Explana		s Have Th	e Capablity To Pe	rform A I	Dehumidification	

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

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

Asset #: 2808

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Interior	90%	2026	\$226,700	2	\$1,900		
	Other Observation, Extent: Light, A Location: Throughout						
D C	Explanation : Most Ventilation Oc				#200		
Roof	10%	2026	\$11,800	2	\$200		
Plumbing							
H/C Water Piping Galvanized Steel	80%	2024	¢249.500	1			
Garvanized Steer	00% On Extended Life, Extent : Modera		\$248,500	1			
	Location: Throughout	<i>іе, Агей А</i> јјесіей .	10070				
		00 0016	* *				
Galvanized Steel	20% 0-2 \$62,1		* *	1			
	Corroded, Extent : Moderate, Area			. 1 771	7 . 1		
	Location : At Points Of Use, Heav Corrosion Is Creating Water Flov		_	ortea, Ine	e Internal		
Water Heater	Corrosion is Creating water Flow	v Restriction Issue	:3				
Electric	10%	2024	\$6,200	4	\$100		
Electric	Other Observation, Extent : Light, A			-	φ100		
	Location : Cafeteria	1.00129900000110	, ,				
	Explanation: For Dish Washing	Only					
No Component	90%	Only					
No Component	90%						
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Cast Iron	On Extended Life, Extent : Moderat		100%	1			
	Location: Throughout	іе, Агей Ајјесіей .	100/0				
Storm Drain Piping	Locuiton: Infongation						
Cast Iron	20% 0-2 \$29,5	00 LIFE	* *	1			
Cast Iron	Corroded, Extent : Severe, Area Afj			1			
	Location: Basement And First Fl		nal Storm Dra	in Pine (Corresion		
	Reported. The Internal Corrosion						
	Heavy Down Pour		- ··•		8		
Cast Iron	80%	LIFE	* *	1			
	On Extended Life, Extent: Moderat		100%				
	Location : Throughout						
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%	2036	* *	1-5	\$34,200		
Sprinkler					*		
No Component	85%						
Generic	1% Now \$6,9	00 2056	* *	1-2	\$200		
	Leak Evident, Extent : Moderate, A)%				
	Location: Lower Level						
Generic	14%	2036	* *	1-2	\$2,700		
Generic	17/0	2030		1-4	Ψ2,700		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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

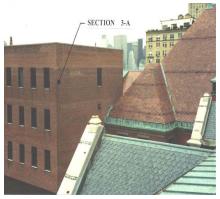
Date of Survey : 24-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1,3,8,9,10

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$128,400	\$461,100
Interior Architecture	\$268,800	\$950,000
Mechanical	\$1,726,400	\$1,422,700
Total	\$2,123,700	\$2,833,800
Importance Code A	\$177,500	\$461,100
Importance Code B	\$1,677,400	\$2,329,200
Importance Code C	\$268,800	\$43,500
Total	\$2,123,700	\$2,833,800

Total	\$109,600	\$28,500	\$25,000	\$29,800
Importance Code C				
Importance Code B	\$68,600	\$28,500	\$25,000	\$29,800
Importance Code A	\$41,000			
Total	\$109,600	\$28,500	\$25,000	\$29,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$40,000	\$18,600	\$15,100	\$8,000
Interior Architecture	\$19,700			\$12,000
Exterior Architecture	\$40,000			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2341

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior							
Exterior Walls Masonry: Brick		\$128,400 , Extent : Light, Are Floors, North Facac		**!: 20%	5	\$76,500	
Windows							
Aluminum	100% Condensation Prese Location : Variou	ent, Extent : Light, A s Offices	2034 rea Affect	* * ed : 15%	5	\$5,000	
Parapets							
Masonry: Brick	Location : Throug	tent : Moderate, Are			5	\$5,000	
Pre-Cast Concrete	5% 4+	\$200	LIFE	* *	5	\$1,700	
110 0000 00101000		Extent : Light, Area		: 15%	J	\$1,700	
Roof							
Built-Up (BUR)	100% 0-2 Miss/Damaged Flas Location : Throug	=	2026 erate, Are	\$384,600 ea Affected : 20%			
nterior							
Floors				ate at	_		
Cast in Place Concrete	10% 90%		LIFE 2026	**	5	\$23,300	
Vinyl Tile Interior Walls	90%		2026	\$906,500	3	\$47,900	
Concrete Masonry Unit	Vertical Cracks, Ex	\$268,800 Extent : Moderate, Ai I 10th Floor Corrida tent : Moderate, Are I 10th Floor Stairwe	ors And St a Affected	airs	5	\$43,500	
Plaster	25%	1 10111 1 1001 51411 110	LIFE	* *	5	\$10,900	
Ceilings	23/0		LITE		<i>J</i>	\$10,500	
AcousTileConcealSpLn	10%		2039	* *	5	\$13,300	
Exposed Struc: Steel	80%		LIFE	* *	-	+ - J- + +	
Plaster	10% 2-4	\$7,800	LIFE	* *	5	\$6,700	
	-	g, Extent : Moderate	, Area Afj	fected : 10%			
	Location : Variou	s Locations					

Mechanical	Current R	Repair Futu	re Replacement	Mair	ntenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle E (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Utility Steam	100%	2036	* *	1		

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

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

Asset #: 2341

Mechanical		Current Repair Future Replacement		M				
System Component Type		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	\$1,000	2022	\$49,100	5	\$2,100	
	Corroded, I Location :		oderate, Area Affe t	cted : 2%	6			
Distribution								
Central Plant Steam Piping/Pmp	20%	Now	\$250,900	2056	* *	4	\$700	
	Other Obse Location :		xtent : Moderate, 1 t	Area Affe	ected : 60%			
	Explanation	on : Deter	iorated Steam And	l Conden	sate Return Piping			
Central Plant Steam Piping/Pmp	80%			2026	\$1,003,700	4	\$2,800	
	On Extende Location :		tent : Moderate, A out	rea Affec	ted : 100%			
Terminal Devices								
Convector/Radiator		-	\$39,700 nt : Moderate, Are out, Defective Stea		* * d : 60%	1	\$2,100	
Convector/Radiator	40% On Extende Location :	-	tent : Moderate, A out	2024 rea Affec	\$158,700 ted: 100%	1	\$9,200	
No Component	Location :	Fan Roo	xtent : Light, Area m ced Under A C Sec		: 0%			
Air Conditioning	Explanation	m. cover	ea onaci ii e see	iion				
Energy Source								
District Chilled Water	100%			2046	* *	1		
Distribution CW & CHW Wtr Pipe/Pump	100%	0-2	\$4,500	2046	* *	4	\$3,500	
	Location :	Through						
	Explanation 17	on : Pipin	g Only, Chilled Wo	ater Is Pu	ımped From Centr	al Chille	r Plant In Section	
Terminal Devices	1000/	0.2	¢021 400	2026	* *	1	¢20.600	
Air Handler/Cool/Ht	Location :	8th Floor	\$831,400 nt : Moderate, Are r Fan Room xtent : Moderate, A		ed : 5%	1	\$39,600	
	Location :	Fan Roo	xtent : Moaerate, I m Air Handler ol System Malfund		стеи . <i>37</i> 0			
Ventilation	Expianatio	m . Conti	ог зуѕіет мащию	แบท				
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$39,700	

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

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

Asset #: 2341

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Exhaust Fans Interior	100%	2021 \$263,700	2	\$2,200	
11101101	Other Observation, Extent : Light, Are Location : Fan Room Explanation : Most Of Ventilation Oc	a Affected : 100%	2	Ψ2,200	
Plumbing	Zipiananen in neur eg venimen et	semb 1.mong.viin iiumunens			
H/C Water Piping					
Galvanized Steel	20% 0-2 \$65,100	2046 **	1		
	Corroded, Extent : Moderate, Area Aff Location : At Points Of Use, Heavy I Creating Water Flow Restriction Issu	nternal Corrosion Reported,	The Inte	rnal Corrosion Is	
Galvanized Steel	80%	2024 \$260,200	1		
	On Extended Life, Extent : Moderate, A Location : Throughout	The state of the s			
HW Heat Exchanger					
Steam Fired	100% 0-2 \$118,100 Corroded, Extent : Severe, Area Affect Location : 5th Floor	2056 ** ed:100%	4	\$7,000	
Sanitary Piping					
Cast Iron	20% 0-2 \$108,500 Leak Evident, Extent : Severe, Area Af Location : 1st Floor Through 7th Flo		1		
Cast Iron	80% On Extended Life, Extent: Moderate, A Location: Throughout	LIFE ** Area Affected : 100%	1		
Storm Drain Piping					
Cast Iron	20% 0-2 \$30,900 Corroded, Extent : Moderate, Area Aff Location : Basement, Heavy Internal		l n Reporte	ed. The Internal	
	Corrosion Is Creating Flow Capacity		Heavy Do	wn Pour	
Cast Iron	80% On Extended Life, Extent: Moderate, A Location: Throughout	LIFE ** Area Affected : 100%	1		
Fixtures					
Generic	100%				
Vertical Transport					
Elevators	1000/	1100 **			
Geared Traction	100% Other Observation, Extent: Light, Are Location: 1-10, Frick Building	LIFE			
Fire Suppression	Explanation: 1 Unit, #8				
Fire Suppression Standpipe Generic	100%	2036 **	1-5	\$35,900	
Sprinkler	10070	2030	1 3	Ψ55,700	
	50%				
No Component	3070				

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 4

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,021,100	\$150,700
Interior Architecture		\$155,600
Mechanical	\$373,500	\$1,834,900
Total	\$2,394,600	\$2,141,100
Importance Code A	\$2,071,700	\$150,700
Importance Code B	\$322,900	\$1,990,400
Total	\$2,394,600	\$2,141,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,000			
Interior Architecture	\$18,300	\$13,700	\$11,000	\$2,100
Mechanical	\$30,500	\$49,100	\$17,500	\$6,300
Total	\$68,800	\$62,800	\$28,400	\$8,400
Importance Code A	\$20,000		\$2,200	
Importance Code B	\$48,800	\$62,800	\$26,300	\$8,400
Importance Code C				
Total	\$68,800	\$62,800	\$28,400	\$8,400



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

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

Asset #: 2329

Architecture	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls						
Masonry: Brick	35% Now \$111,200 Efflorescence, Extent : Moderate, Area Location : North Facade	LIFE Affected: 10%	* *	5	\$21,800	
	Jnt Mortar Miss/Erod, Extent: Modera Location: North Facade Water Penetration, Extent: Moderate,					
	Location : North Facade	LIDE	* *		Ф22 200	
Masonry: Granite	50% 15% Now \$62,700	LIFE LIFE	**	5 5	\$23,300	
Masonry: Granite	Jnt Mortar Miss/Erod, Extent : Modera Location : North Facade			3	\$7,000	
Windows						
Metal Louvers	5%		39,000	10	\$7,300	
Wood	45% Now \$442,900 Air Infiltration, Extent: Severe, Area A Location: North Facade	2051 ffected : 50%	* *	5	\$52,900	1
	Deteriorated Finish, Extent : Severe, A. Location : North Facade	rea Affected : 50%				
	Split/Cracked, Extent : Severe, Area Afj Location : North Facade	fected : 50%				
Wood	50%	2042	* *	5	\$117,600	
Roof						
Built-Up (BUR)	10% Now \$106,000 Vegetation Growth, Extent: Severe, Are Location: North Lower Roof		* *			
	Water Penetration, Extent : Severe, Are Location : 5th Floor					
	Other Observation, Extent: Severe, Arc Location: North Side Roof	ea Affected : 100%				
C /T	Explanation : Past Useful Life 15% Now \$20,000	2041	* *			
Copper/Terne	15% Now \$20,000 Deformed/Dented, Extent : Moderate, A Location : North Side					
	Seams Open/Split, Extent : Moderate, A Location : North Side	Area Affected : 10%				
Slate	75% Now \$1,239,700 Broken/Missing Elements, Extent: Several Location: Throughout Loose/Miss Fasteners, Extent: Severe,					
	Location: Throughout Water Penetration, Extent: Severe, Are					
	Location : Throughout, Especially Ne Other Observation, Extent : Severe, Ard Location : Throughout					
	Explanation : Already 59 Years Beyon	nd Material Lifespa	n			

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

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

Asset #: 2329

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	20%			2025	\$311,400	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	
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Various						
	Explana	tion : Histo	ric Decorative Min	ton Tile:	S			
Slate	10%			LIFE	* *	5	\$11,600	
Terrazzo	35%			LIFE	* *	5	\$30,000	
Vinyl Tile	15%	Now	\$15,600	2026	\$155,600	3	\$6,200	
	Location Other Obs Location	: Corridor	xtent : Severe, Are					
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 Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2036	* *	1		
Conversion Equipment						
Pres. Reducing	100%	2022	\$50,500	5	\$4,300	
Valve/LP Steam						

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

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

Asset #: 2329

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution	250/	0.2	Ф222 000	2056	* *	4	Ф000		
Central Plant Steam Piping/Pmp	25%	0-2	\$322,900	2056	* *	4	\$900		
1 iping/1 inp	Leak Evid	ent. Extent	: Moderate, Area	Affected .	: 25%				
	Location: Throughout, Deteriorating Steam Supply And Condensate Return Piping								
Central Plant Steam	75%			2026	\$968,800	4	\$2,700		
Piping/Pmp									
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location	: Through	out						
Terminal Devices	50/	0.2	#20.400	2046	* *	1	#1 100		
Convector/Radiator	5%		\$20,400	2046		1	\$1,100		
	Malfunctioning, Extent : Moderate, Area Affected : 40% Location : Throughout, Defective Steam Traps And Danfoss Valves								
Convector/Radiator	30%	. Through	oui, Dejective Sied	2024	\$122,600	1	\$7,100		
Convector/Radiator		led Life Fy	tent : Moderate, A		·	1	\$7,100		
		: Through		rearijjee	.ica : 10070				
No Component	65%								
rvo Component	Other Observation, Extent : Light, Area Affected : 0%								
	Location: Fan Room								
	Explana	tion : Cove	red Under AC Syst	tem					
Air Conditioning									
Energy Source									
District Chilled Water	80%			2046	* *	1			
Electricity	20%			2042	* *	1			
Conversion Equipment Window/Wall Unit	20%			2021	\$31,800	1			
No Component	80%			2021	\$31,000	1			
No Component	80% Other Observation, Extent : Light, Area Affected : 0%								
	Location: Section 17								
	Explana	tion : Chill	ed Water Is Fed Fi	rom Secti	on 17				
Distribution									
CW & CHW Wtr	80%			2046	* *	4	\$2,900		
Pipe/Pump	0.1 01	7	7	A CC .	1 1000/				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Throughout Explanation : Piping Only, Chilled Water Is Fed From Section 17								
No Component	20%	non . 1 ipin	ig Only, Chillea W	uier is re	ea From Section 17				
Terminal Devices	2070								
Air Handler/Cool/Ht	80%			2026	\$137,000	1	\$36,200		
No Component	20%			_525	\$157,000	•	\$20,200		
Heat Rejection									
No Component	80%								
No Component	20%								
	Other Observation, Extent: Light, Area Affected: 0%								
	Location	=							
Ventilation	Explana	tion : Aban	doned Air Conden	ser Unit	Needs To Be Remo	ved			

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.

Asset #: 2329

lechanical	Current Repair	Future Re	placement	Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
entilation							
Distribution	1000/	LIEE	* *	2.5	¢40.000		
Ductwork/Diffusers Exhaust Fans	100%	LIFE	* *	2-5	\$40,800		
Interior	100%	2026	\$271,500	2	\$2,200		
menoi	Other Observation, Extent : Light, Are Location : Fan Room	a Affected : 10	0%	Z	\$2,200		
1.:	Explanation: Most Of Ventilation Oc	ccurs Inrougn	Air Hanaiers				
umbing							
H/C Water Piping Galvanized Steel	100%	2024	\$334,900	1			
	On Extended Life, Extent : Moderate, A Location : Throughout			1			
Water Heater							
Electric	10%	2024	\$6,700	4	\$100		
	Other Observation, Extent : Light, Are Location : Near Lab	a Affected : 10	%				
	Explanation: For Lab Only The Rem	ainder Of The	Building Gets	ts Dom	estic Hot Water		
	From Section 17						
No Component	90%						
	Other Observation, Extent : Light, Are Location : Section 17	a Affected : 0%	ó				
	Explanation : Domestic Hot Water Is	Fed From Sec	tion 17				
Sanitary Piping							
Cast Iron	100%	LIFE	**	1			
	On Extended Life, Extent : Moderate, A Location : Throughout	Area Affected :	100%				
Storm Drain Piping							
Cast Iron	10%	LIFE	* *	1			
	Recent Repair Evident, Extent : Light, Location : Throughout	Area Affected .	: 10%				
Cast Iron	90%	LIFE	* *	1			
				1			
	On Extended Life, Extent : Moderate, Area Affected : 90% Location : Throughout						
Sump Pump(s)	- U						
Submersible	100%	2020	\$2,600	4	\$2,300		
Backflow Preventer							
Generic	100%	2031	* *	1	\$4,500		
	Other Observation, Extent : Light, Area Affected : 100% Location : Lower Level						
	Explanation: Backflow Preventer Ol	bserved On Lov	ver Level				
Fixtures							
Generic	100%						
re Suppression							
Standpipe	1000/	2026	ala -4:		#2 < 000		
Generic	100%	2036	* *	1-5	\$36,900		

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

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

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

Asset #: 2329

Mechanical	Current	Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	95%						
Generic	5%	2	036	* *	1-2	\$1,000	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 5

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 24-Mar-2015 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

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

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,562,400	\$224,700
Interior Architecture	\$138,500	\$356,300
Mechanical	\$669,500	\$1,248,300
Total	\$2,370,400	\$1,829,300
Importance Code A	\$1,562,400	\$224,700
Importance Code B	\$808,000	\$1,543,600
Importance Code C		\$61,000
Total	\$2 370 400	\$1 820 300

Total \$2,370,400 \$1,829,300

Total	\$144,100	\$33,400	\$221,100	\$15,600
Importance Code C	\$25,000			
Importance Code B	\$115,600	\$33,400	\$221,100	\$15,600
Importance Code A	\$3,500			
Total	\$144,100	\$33,400	\$221,100	\$15,600
Mechanical	\$34,500	\$29,700	\$13,700	\$5,900
Interior Architecture	\$106,100	\$3,700	\$207,400	\$9,700
Exterior Architecture	\$3,500			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2309

Architecture	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Copper/Terne	5%	2046	* *	10	\$9,300	
Masonry: Granite	20% Now \$212,100 Int Mortar Miss/Erod, Extent : Moderat Location : East Facade	LIFE te, Area Affect	* * red : 25%	5	\$11,800	
Masonry: Granite	75% Recent Repair Evident, Extent : Light, A Location : South Facade And Corner	LIFE Area Affected :	**	5	\$44,400	
Windows						
Wood	40% Now \$265,700 Air Infiltration, Extent: Severe, Area Aj Location: East Facade Deteriorated Finish, Extent: Severe, Ar Location: East Facade Dry Rot/Decay, Extent: Moderate, Area Location: East Facade Split/Cracked, Extent: Moderate, Area Location: East Facade	rea Affected: A	100%	5	\$42,500	
Wood	60%	2042	* *	5	\$127,600	
Roof						
Copper/Terne	8% Now \$3,500 Water Penetration, Extent : Severe, Are Location : Underneath Cap At Crown		**			
Slate	82% Now \$899,500 Broken/Missing Elements, Extent : Seve Location : Throughout	LIFE re, Area Affec	* * ted : 10%			
	Cracking/Crumbling, Extent: Severe, A Location: Throughout	rea Affected :	5%			
	Loose/Miss Fasteners, Extent : Severe, A Location : Throughout	Area Affected	: 30%			
	Loose Units, Extent : Severe, Area Affect Location : Throughout	eted : 5%				
	Water Penetration, Extent : Moderate, A Location : Various	Area Affected .	: 10%			
	Other Observation, Extent : Severe, Are Location : Throughout	a Affected : 10	00%			
	Explanation: Roof Is Original. Curre	ently 50 Years		d Life.		
Sloped Glazing	10% Now \$121,300 Glazing Clouded, Extent : Moderate, An Location : Throughout	LIFE rea Affected : .	* *	5	\$62,100	1
	Water Penetration, Extent : Severe, Are Location : Framing Joints	a Affected : 35	5%			

Interior

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

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

Asset #: 2309

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
4.50/		0.11 7 00		***		444	
					3	\$21,900	
_			cted : 30)%			
	: Inira Fi	oor Offices					
						· ·	
					5	\$41,800	
			rea Affe	ected : 5%			
10%			2026	\$92,100	3	\$4,900	
10%			2026	\$119,300	3	\$4,900	
22%			LIFE	* *	5	\$13,400	
5%			LIFE	* *			
3%			LIFE	* *			
55%	Now	\$25,000	LIFE	* *	5	\$16,800	
Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%			
Location	: Various						
Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 15%			
Location	: Primitive	Mammals Exhibit	Hall An	d Various Offices			
15%			LIFE	* *	5	\$61,000	
20%			2039	* *	5	\$24,300	
20%	Now	\$8,800	2039	* *	5	\$9,700	
Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 10%			
Location	: Basemen	t					
18%			LIFE	* *	5	\$21,900	
	Now	\$28,400	LIFE	* *	5		
Cracking/	Crumbling,	Extent : Moderate		ffected : 10%	-	+= :,= • •	
2%			LIFE	* *	5	\$1 200	
	15% Wrinkling, Location 2% 5% 3% 55% Horizonta Location 10% 5% 6% 55% Cracking/ Location Water Pen Location 15% 20% Broken/Mi Location 18% 40% Cracking/ Cracking/ Cracking/ Coation	15% Now Wrinkling, Extent: M Location: Third Flo. 2% 5% 3% 55% 4+ Horizontal Cracks, E. Location: Second F. 10% 10% 22% 5% 3% 55% Now Cracking/Crumbling, Location: Various Water Penetration, E. Location: Primitive 15% 20% 20% Now Broken/Missing Elem Location: Basemen 18% 40% Now Cracking/Crumbling, Location: 5th Floor	15% Now \$41,500 Wrinkling, Extent: Moderate, Area Affe Location: Third Floor Offices 2% 5% 3% 55% 4+ \$138,500 Horizontal Cracks, Extent: Moderate, Accation: Second Floor 10% 10% 22% 5% 3% 55% Now \$25,000 Cracking/Crumbling, Extent: Moderate Location: Various Water Penetration, Extent: Moderate, Accation: Primitive Mammals Exhibit 15% 20% 20% Now \$8,800 Broken/Missing Elements, Extent: Sevent Location: Basement 18% 40% Now \$28,400 Cracking/Crumbling, Extent: Moderate Location: 5th Floor Offices	Now \$41,500 2022	Now	Now	Now

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source						
Utility Steam	100%	2036	* *	1		

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

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

Asset #: 2309

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution Central Plant Steam Piping/Pmp	50% 0-2	\$573,700	2056	* *	4	\$1,600		
, , ,	Other Observation, Location : Baseme	ent						
	Explanation: Dete	eriorating Steam An			3			
Central Plant Steam Piping/Pmp	50%		2026	\$573,700	4	\$1,600		
	On Extended Life, E Location : Throug		rea Affec	ted : 100%				
Terminal Devices								
Convector/Radiator	35% On Extended Life, E Location : Throug		2024 rea Affec	\$127,000 eted: 100%	1	\$7,400		
Convector/Radiator	10% 0-2 Malfunctioning, Ext Location: Throug	\$36,300 ent : Moderate, Are hout, Defective Stea			1 es	\$1,900		
No Component	55% Other Observation, Location : Section	3 And Section 9						
	Explanation : The And Section 9 Res	2nd And 4th Floors pectively	Are Hea	ted And Cooled By	Equipm	ent In Section 3		
Air Conditioning								
Energy Source								
District Chilled Water	90%		2046	* *	1			
Electricity	10%		2042	* *	1			
Conversion Equipment	100/		2021	Ø14.100				
Window/Wall Unit	10%		2021	\$14,100	1			
No Component Distribution	90%							
CW & CHW Wtr Pipe/Pump	90%		2046	* *	4	\$2,900		
r ipe/r ump	Other Observation, Location : Section		Affected	! : 100%				
		ing Only, Chilled Wo	ater Is Pi	ımped To This Buil	lding Fra	om The Central		
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%		2026	\$68,400	1	\$36,200		
No Component	10%							
Ventilation								
Distribution 1/Disc	1000/		LIEE	ماد رائ	2.5	#26222		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,300		

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

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

Asset #: 2309

Mechanical	Current Repair	Future	Future Replacement		cement Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2026	\$241,200	2	\$2,000	
	Other Observation, Extent : 1	Light, Area Affected :	100%			
	Location : Throughout					
DI 1:	Explanation : Most Ventila	tion Occurs Through	The Air Handlers	3		
Plumbing						
H/C Water Piping Galvanized Steel	20% 0-2	\$59,500 2046	* *	1		
Garvanized Steer	Corroded, Extent : Moderate			1		
	Location : At Points Of Use			rted The	o Internal Pine	
	Corrosion Is Creating Wate			7700, 1770	internat 1 tpc	
Galvanized Steel	80%	2024	\$238,000	1		
	On Extended Life, Extent : M	oderate, Area Affecte				
	Location: Throughout					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M	oderate, Area Affecte	ed: 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron		\$28,300 LIFE	**	1		
	Corroded, Extent : Moderate				1 001 1	
	Location : Basement, Heavy Corrosion Is Creating Flow		-	-		
Cast Iron	80%	LIFE	**	1	wn i our	
Cast Iron	On Extended Life, Extent : M		od · 100%	1		
	Location: Throughout	oueraie, mea mjeeie	.4.100/0			
Fixtures	Zeeunen i Timengnem					
Generic	100%					
Generic	Other Observation, Extent : 1	Light, Area Affected :	100%			
	Location: Roof	0 , 33				
	Explanation : Abandoned L	Oomestic Water Roof	Tank Needs To B	e Remove	ed	
Fire Suppression	-					
Standpipe						
Generic	100%	2036	* *	1-5	\$32,800	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$1,800	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 6 AND 6A

Address : W 77TH ST. AND COLUMBUS AVE

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,416,600	\$192,100
Interior Architecture	\$38,800	\$919,900
Mechanical	\$750,800	\$3,416,100
Total	\$2,206,100	\$4,528,100
Importance Code A	\$1,416,600	\$247,400
Importance Code B	\$750,800	\$4,239,100
Importance Code C	\$38,800	\$41,700
Total	\$2.206.100	\$4.529.100

Total \$2,206,100 \$4,528,100

\$113,600	\$420,700	\$35,200
\$103,600	\$420,700	\$35,200
\$9,900		
\$113,600	\$420,700	\$35,200
\$8,900	\$8,900	\$8,900
\$72,300	\$20,300	\$6,500
\$22,500	\$391,500	\$19,800
\$9,900		
FY 2021	FY 2022	FY 2023
I	FV 2021	EV 2021 EV 2022



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

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

Asset #: 2310

rchitecture	Current Repair	Future Replac	ement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	red Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior						
Exterior Walls	50/	2046	ale ale	1.0	#0.100	
Copper/Terne	5%	2046	**	10	\$8,100	
Masonry: Brick	5% 0-2 \$ Diagonal Cracks, Extent : Mod	11,600 LIFE derate, Area Affected : 5%	* *	5	\$3,500	
	Location : Above Lintels					
	Horizontal Cracks, Extent : M Location : Above Lintels	oderate, Area Affected : 109	%			
Masonry: Granite	•	86,000 LIFE	* *	5	\$10,400	
	Cracking/Crumbling, Extent: Location: Northern Portion		0%			
	Jnt Mortar Miss/Erod, Extent		25%			
	Location : Northern Portion	. 55	2370			
	Water Penetration, Extent : M	ŭ	ó			
	Location : Northern Portion	Of West Facade				
Masonry: Granite	70%	LIFE	* *	5	\$36,400	
·	Recent Repair Evident, Extent	: Light, Area Affected : 100	0%			
	Location: South And Partial	West Facades				
Windows						
Wood	•	22,500 2051	* *	5	\$26,600	
	Air Infiltration, Extent : Severe Location : West Facade	e, Area Affected : 50%				
	Deteriorated Finish, Extent : S	Savara Arag Affected : 50%				
	Location: West Facade	ievere, Area Ajjeciea . 5070				
	Thermally Inefficient, Extent:	Moderate, Area Affected : :	50%			
	Location : West Facade	. 50				
	Split/Cracked, Extent : Modera	ate, Area Affected : 50%				
	Location : West Facade					
Wood	75%	2042	* *	5	\$159,400	
	Recent Repair Evident, Extent	0 . 55	0%			
	Location : South And Partial	West Facades				
Parapets	••/			_		
Masonry: Brick	2%	LIFE	**	5	# 1 000	
Masonry: Granite	97% Other Observation Extent : Li	LIFE	* *	5	\$1,000	
	Other Observation, Extent : Li Location : Cornice, Turrets A					
	Explanation: Rose Granite	na Decorations				
Metal Rail	1%	2031	* *	5-10	\$200	
Tricui Ituli	1/0	2031		5 10	Ψ200	

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

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

Asset #: 2310

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof					
Copper/Terne	8%	2041 **	10	\$9,900	
Roll Roofing	2%	2025 \$4,500	5	\$1,600	
	Recent Repair Evident, Extent : Light, Location : At Drain	Area Affected : 5%			
Slate	80% Now \$928,400	LIFE **			
	Broken/Missing Elements, Extent: Sev Location: Throughout	eere, Area Affected : 10%			
	Cracking/Crumbling, Extent: Moderate Location: Throughout	te, Area Affected : 10%			
	Loose/Miss Fasteners, Extent: Severe, Location: Throughout	Area Affected : 50%			
	Other Observation, Extent : Severe, Ar	rea Affected : 100%			
	Location: Throughout				
	Explanation : Slate In Place For 139	Years - 59 Years Beyond M	aterial L	ifespan.	
Sloped Glazing	10%	LIFE **	5	\$65,700	
	Glazing Clouded, Extent: Moderate, A Location: Throughout	Area Affected : 100%			
nterior					
Floors					
Carpet	23% Now \$78,300	2022 \$391,500	3	\$41,300	
	Worn/Eroded, Extent : Moderate, Area Location : Meteorite Exhibit Area	a Affected : 50%			
	Wrinkling, Extent : Light, Area Affecte	d : 10%			
	Location: Fourth And Fifth Floor O	ffices			
	Other Observation, Extent : Moderate, Location : Meteorite Exhibit	Area Affected : 5%			
	Explanation: Rips / Tears				
Cast in Place Concrete	2%	LIFE **	5	\$5,200	
Ceramic Tile	5%	2029 \$161,500	5	\$6,000	
Columno Tito	Other Observation, Extent : Light, Are		J	φο,σσσ	
	Location : Foyer				
	Explanation : Minton Tile				
Ceramic Tile	5%	2029 \$129,200	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 \$29,400	2026 \$587,500	3	\$18,000	
,	Worn/Eroded, Extent : Severe, Area Aj	-			
	Location : Collections Areas				

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

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

Asset #: 2310

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
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	\$38,800	LIFE	* *	5	\$26,000	
	Location Water Pen	: Various	xtent : Moderate, A		-			
Wood	5%			LIFE	* *	5	\$34,700	
Ceilings								
AcousTile,Adhered	5%			2039	* *	5	\$4,000	
AcousTileSusp.Lay-In	25%	Now	\$9,000	2039	* *	5	\$10,000	
	Location Water Pen	: Various	Extent : Moderate xtent : Moderate, A	•	,,,			
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$20,000	
Plaster	40%	Now	\$9,300	LIFE	* *	5	\$20,000	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 5% Anthropology, Pa		,	

lechanical	C	Current Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment		•				•		
Pres. Reducing Valve/LP Steam	100%			2029	\$55,300	5	\$4,800	
varve/Er Steam	Other Observ	vation. Exter	ıt : Light, Area	Affected	! : 100%			
			Mechanical Ro					
	Explanation	n : P R V Sta	ition Observed					
Distribution								
Central Plant Steam Piping/Pmp	50%	0-2	\$706,100	2056	* *	4	\$2,000	
r iping/r iiip	Other Observ	vation. Exter	ıt : Moderate, 1	Area Affe	ected : 50%			
		Throughout	,	33				
		_	ating Steam An	d Conde	nsate Return Piping	3		
Central Plant Steam Piping/Pmp	50%			2026	\$706,100	4	\$2,000	
1 0 1		' Life, Extent Throughout	: Moderate, A	rea Affec	eted : 100%			

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

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

Asset #: 2310

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Terminal Devices							
Air Handler	30%		2026	\$352,000	1	\$14,900	
Convector/Radiator	60%		2024	\$268,000	1	\$15,500	
		ed Life, Extent : Moderate, A	rea Affec	ted : 100%			
		: Throughout					
Convector/Radiator	10%	0-2 \$44,700	2046	* *	1	\$2,300	
		ning, Extent : Moderate, Ared : Throughout, Defective Stea		d : 20%			
ir Conditioning							
Energy Source							
District Chilled Water	30%		2046	* *	1		
Electricity	70%		2042	* *	1		
Conversion Equipment							
Split Unit	50%		2026	\$890,600			
Window/Wall Unit	15%		2021	\$26,100	1		
No Component	35%						
Distribution							
CW & CHW Wtr	30%		2046	* *	4	\$1,200	
Pipe/Pump							
	Other Obs	. T T. 1. A	4 00				
		ervation, Extent : Light, Area	Affectea	! : 100%			
		ervation, Extent : Light, Area : Section 17	Affectea	! : 100%			
	Location Explanat				lding Fra	om The Central	
No Component	Location Explanat	: Section 17 ion : Piping Only, Chilled Wo			lding Fra	om The Central	
No Component Terminal Devices	Location Explanat Chiller P	: Section 17 ion : Piping Only, Chilled Wo			lding Fra	om The Central	
	Location Explanat Chiller P	: Section 17 ion : Piping Only, Chilled Wo			lding Fra	om The Central	
Terminal Devices Air Handler/Dir Expansion	Location Explanat Chiller P 70%	: Section 17 ion : Piping Only, Chilled Wo	uter Is Pi	umped To This Biui		om The Central	
Terminal Devices Air Handler/Dir	Location Explanat Chiller P 70%	: Section 17 ion : Piping Only, Chilled Wo	uter Is Pi	umped To This Biui		om The Central	
Terminal Devices Air Handler/Dir Expansion	Location Explanat Chiller P 70%	: Section 17 ion : Piping Only, Chilled Wo	2026	s303,200	1		
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection	Location Explanat Chiller P 70% 50%	: Section 17 ion : Piping Only, Chilled Wo	2026	s303,200	1		
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component	Location Explanat Chiller P 70% 50%	: Section 17 ion : Piping Only, Chilled Wo	2026	s303,200	1		
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection	Location Explanat Chiller P 70% 50% 30% 20%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026	\$303,200 \$182,500	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser	Location Explanat Chiller P 70% 50% 30% 20%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026	\$303,200 \$182,500	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit	Location Explanat Chiller P 70% 50% 30% 20%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026	\$303,200 \$182,500	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component	Location Explanat Chiller P 70% 50% 30% 20%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026	\$303,200 \$182,500	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier	Location Explanat Chiller P 70% 50% 30% 20% 50%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026	\$303,200 \$182,500	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 70% 30%	: Section 17 ion : Piping Only, Chilled Wo	2026 2026 2026 2026	\$303,200 \$182,500 \$54,700	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 70% 30% Other Obse	: Section 17 ion : Piping Only, Chilled Wo lant In Section 17	2026 2026 2026 2026	\$303,200 \$182,500 \$54,700	1 1	\$14,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 70% 30% Other Observation	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 ervation, Extent : Light, Area	2026 2026 2026 2026 2024 Affected	\$303,200 \$182,500 \$54,700 \$100	1 1 2	\$14,900 \$27,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 70% 30% Other Observation	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2026 2024 Affected	\$303,200 \$182,500 \$54,700 \$100	1 1 2	\$14,900 \$27,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic	Location Explanat Chiller P 70% 50% 30% 20% 50% 70% 30% Other Observation Explanat	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2026 2024 Affected	\$303,200 \$182,500 \$54,700 \$100	1 1 2	\$14,900 \$27,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 60% 70% 30% Other Observation Explanat Cycle	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2024 Affected Have Th	\$303,200 \$182,500 \$54,700 \$100 \$100 \$100 \$100	1 1 2	\$14,900 \$27,900 Dehumidification	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers	Location Explanat Chiller P 70% 50% 30% 20% 50% 70% 30% Other Observation Explanat	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2026 2024 Affected	\$303,200 \$182,500 \$54,700 \$100	1 1 2	\$14,900 \$27,900	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers Exhaust Fans	Location Explanat Chiller P 70% 50% 50% 50% 50% 70% 30% Chiller P 70% 50% 100%	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2024 Affected Have The	\$303,200 \$182,500 \$54,700 \$100 \$100 \$100 \$100	1 1 2 2 rform A 2-5	\$14,900 \$27,900 Dehumidification \$44,600	
Terminal Devices Air Handler/Dir Expansion Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit No Component Dehumidifier No Component Generic Ventilation Distribution Ductwork/Diffusers	Location Explanat Chiller P 70% 50% 30% 20% 50% 50% 60% 70% 30% Other Observation Explanat Cycle	: Section 17 ion : Piping Only, Chilled Wolant In Section 17 lant In Section 17 ervation, Extent : Light, Area : Various Fan Rooms	2026 2026 2026 2024 Affected Have Th	\$303,200 \$182,500 \$54,700 \$100 \$100 \$100 \$100	1 1 2	\$14,900 \$27,900 Dehumidification	

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.

Asset #: 2310

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100%		\$366,100	1		
	On Extended Life, Extent : Mo Location : Throughout	derate, Area Affected : 10	0%			
HW Heat Exchanger						
Steam Fired	100%	2036	* *	4	\$11,900	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent: Mo	derate, Area Affected : 10	0%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	80%	LIFE	* *	1		
	On Extended Life, Extent: Mo Location: Throughout	derate, Area Affected : 10	0%			
Cast Iron	20% 0-2 \$:	34,800 LIFE	* *	1		
	Corroded, Extent : Moderate, A					
	Location: Basement, Heavy Corrosion Is Creating Flow					
Fixtures						
Generic	100%					
	Other Observation, Extent : Li	ght, Area Affected : 100%	í			
	Location: Roof					
	Explanation : Abandoned Do	mestic Water Roof Tank l	Veeds To B	e Remov	ed	
Vertical Transport Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent : Li	ght, Area Affected : 100%	í			
	Location: Basement To 5th 1	Floor, Anthropology				
	Explanation: 1 Unit, #6a					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$40,400	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$2,200	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 7 AND 7A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 26-Mar-2015 Landmark Status : HISTORICAL LANDMARK DISTRICT

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

Block : 1130 Lot : 1 BIN : 1083846

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$352,900	\$45,400
Interior Architecture		\$174,000
Mechanical	\$398,700	\$1,795,000
Total	\$751,600	\$2,014,400
Importance Code A	\$352,900	\$45,400
Importance Code B	\$398,700	\$1,969,000
Total	\$751,600	\$2,014,400

Total \$751,600 \$2,014,400

Total	\$102,300	\$15,600	\$29,600	\$8,900
Importance Code C	\$23,000	422,000	<i>\$25,000</i>	ψο,>οο
Importance Code B	\$29,600	\$15,600	\$29,600	\$8,900
Importance Code A	\$72,700			
Total	\$102,300	\$15,600	\$29,600	\$8,900
Mechanical	\$27,300	\$12,700	\$14,300	\$6,600
Interior Architecture	\$2,300	\$2,900	\$15,300	\$2,300
Exterior Architecture	\$72,700			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2311

Architecture	Current Rep	pair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior							
Exterior Walls		*			_		
Masonry: Brick	80% Now Efflorescence, Extent: M Location: West Facad Jnt Mortar Miss/Erod, E Location: North Faca Misaligned/Bulging, Ext Location: North Faca Water Penetration, Exte	le Extent : Moderat de And Ground ent : Severe, Ar de	e, Area A Level Tu ea Affect	Affected : 50% nnel South Side ed : 10%	5	\$17,700	
	Location: West Wing		33				
Masonry: Granite	15% Now Jnt Mortar Miss/Erod, E Location: West Facad	\$22,300 Extent : Moderat	LIFE e, Area A	* * Affected : 50%	5	\$2,500	
Stucco Cement	5% Now Cracking/Crumbling, Ex Location: West Facad		2031 ea Affecte	* * ed : 5%	5	\$1,400	
Windows							
Wood	100% Now Air Infiltration, Extent: Location: West Facad Deteriorated Finish, Ext Location: West Facad Split/Cracked, Extent: I Location: West Facad	le ent : Moderate, le Moderate, Area	Area Aff	Sected : 50%	5	\$5,400	
Parapets							
Masonry: Brick	93% Now Jnt Mortar Miss/Erod, E Location: Throughout Water Penetration, Exte Location: Throughout	nt : Moderate, A			5	\$2,300	
Pre-Cast Concrete	7%		LIFE	* *	5	\$1,100	
Roof Built-Up (BUR)	15% Now Water Penetration, Exte Location : West Wing		2036	* * cted : 10%		,	
	Worn/Eroded, Extent : S Location : West Wing		ected : 10	00%			
Copper/Terne	75% 4+ Corrosion/Rusting, Exte Location: At Crown A Ponding, Extent: Mode Location: Adjacent To	nd Perimeter G rate, Area Affec	utter				
Single Ply Membrane	5%		2026	\$45,400	10	\$2,600	
Skylight, Metal/Glass	5%		2046	**	10	\$8,600	

Interior

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

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

Asset #: 2311

Architecture	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Floors						
Carpet	50%	2025	\$435,400	3	\$46,000	
Terrazzo	15%	LIFE	* *	5	\$7,200	
Vinyl Tile	30%	2026	\$174,000	3	\$9,200	
Wood	5%	2041	* *	5	\$5,700	
Interior Walls						
Gypsum Board	20%	LIFE	* *	5	\$5,800	
Plaster	55%	LIFE	* *	5	\$8,000	
	Recent Repair Evident, Extent : Lig	ght, Area Affected	! : 10%			
	Location: West Wing Of Section	7a				
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	
	Recent Repair Evident, Extent : Lig	ght, Area Affected	! : 10%			
	Location: West Wing Of 7a					
Plaster	30%	LIFE	* *	5	\$11,500	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing	100%			2029	\$28,300	5	\$2,400	
Valve/LP Steam								
Distribution								
Central Plant Steam	50%	0-2	\$361,300	2056	* *	4	\$1,000	
Piping/Pmp								
	Other Obs	ervation, Ex	ctent : Moderate, 1	Area Affe	cted : 50%			
	Location	: Througho	ut					
	Explana	ion : Deteri	orating Steam An	d Conder	ısate Return Piping	g Corrod	led	
Central Plant Steam	50%			2026	\$361,300	4	\$1,000	
Piping/Pmp								
	On Extend	ed Life, Ext	ent : Moderate, A	rea Affec	ted : 100%			
	Location	: Througho	ut					
Terminal Devices								
Air Handler	100%			2026	\$600,300	1	\$25,300	
Air Conditioning								
Energy Source								
District Chilled Water	100%			2046	* *	1		

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

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

Asset #: 2311

lechanical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Distribution CW & CHW Wtr Pipe/Pump	100%	2046	* *	4	\$2,000	
	Other Observation, Extent: Light, Are Location: Section 17 Explanation: Piping Only, Chilled W Chiller Plant In Section 17			lding Fro	om The Central	
Terminal Devices Air Handler/Cool/Ht	100%	2026	\$478,800	1	\$25,300	
entilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$22,800	
Exhaust Fans						
Interior	90% Other Observation, Extent: Light, Area Location: Throughout Explanation: Most Of Ventilation Oc			2	\$1,100	
Roof	10%	2026	\$7,100	2	\$100	
umbing H/C Water Piping Galvanized Steel	20% 0-2 \$37,500 Corroded, Extent : Moderate, Area Aff Location : At Or Near Points Of Use, Internal Corrosion Is Creating Water	Heavy Int	ernally Corroded	1 Piping K	Reported. The	
Galvanized Steel	80% On Extended Life, Extent: Moderate, A Location: Throughout	2024	\$149,900	1		
HW Heat Exchanger	C					
Steam Fired	100%	2026	\$68,000	4	\$4,100	
Sanitary Piping Cast Iron	100% On Extended Life, Extent : Moderate, A Location : Basement	LIFE Area Affect	* * red : 100%	1		
Storm Drain Piping Cast Iron	80% On Extended Life, Extent : Moderate, A Location : Throughout	LIFE Area Affect	* * ed : 100%	1		
Cast Iron	20% 0-2 \$17,800 Corroded, Extent: Severe, Area Affect Location: Basement, Heavy Internal Corrosion Is Creating Flow Capacity	Storm Dro				
Sump Pump(s) Submersible	100%	2020	\$1,400	4	\$1,300	
Fixtures Generic	100% Obsolete Fixtures, Extent : Severe, Are Location : Toilet Rooms					

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

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

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

Asset #: 2311

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Standpipe	1000/	2036 **	1.5	
Generic Sprinkler	100%	2036 **	1-5 \$20,700	
Generic	100%	2052 **	1-2 \$11,500	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 8 AND 8A

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,893,200	\$224,300
Interior Architecture	\$142,000	\$246,800
Mechanical	\$944,800	\$1,886,000
Total	\$3,980,000	\$2,357,200
Importance Code A	\$2,893,200	\$224,300
Importance Code B	\$1,042,700	\$2,095,800
Importance Code C	\$44,100	\$37,000
Total	¢2 000 000	\$2.257.200

Total	\$3,980,000	\$2,357,200

Total	\$248,500	\$39,100	\$779,100	\$35,400
Importance Code C	\$41,000			
Importance Code B	\$207,400	\$37,100	\$779,100	\$35,400
Importance Code A		\$2,000		
Total	\$248,500	\$39,100	\$779,100	\$35,400
Mechanical	\$33,700	\$20,300	\$17,300	\$7,000
Interior Architecture	\$214,700	\$16,800	\$761,800	\$28,500
Exterior Architecture		\$2,000		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
EVENAGE	EV 2002	EV 0004	EV 0000	



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

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

Asset #: 2312

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
system Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Copper/Terne	5%			2046	* *	10	\$9,100	
Masonry: Brick	20%	Now	\$156,200	LIFE	* *	5	\$15,500	
			tent : Severe, Ared	a Affecte	d : 10%			
			ı North Facade					
	_		ent : Severe, Area		: 5%			
	Location :	Around W	indows On North	Facade				
			Extent: Moderat	e, Area A	Affected : 50%			
	Location :	North Fac	cade					
	Spalling, Ex	xtent : Ligh	t, Area Affected :	5%				
	Location :	North Fac	cade					
Masonry: Brick	25%			LIFE	* *	5	\$19,400	
Masonry: Granite	50%	Now	\$520,400	LIFE	* *	5	\$29,100	
-	Int Mortar I	Miss/Erod,	Extent : Moderat	e, Area A	Affected : 50%			
	Location:	West Face	ade, East Facade					
	Water Pene	tration, Ex	tent : Moderate, A	rea Affe	cted : 5%			
	Location:	Room 21						
Windows								
Wood	100%	Now	\$975,800	2051	* *	5	\$116,600	
	Air Infiltrati	ion, Extent	: Severe, Area Af	fected : 2	25%			
	Location:	Througho	ut					
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location:	Througho	ut					
	Thermally I	nefficient,	Extent : Moderate	, Area A	ffected : 50%			
	Location:	Througho	ut					
	Split/Cracke	ed, Extent .	Moderate, Area	Affected	: 50%			
	Location:	Througho	ut					

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

Asset #: 2312

Architecture	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Roof	5%	2031 *	* 10	\$2,000		
Built-Up (BUR)	Other Observation, Extent : Mod Location : Throughout Explanation : Roof Of 8a	lerate, Area Affected : 100%	10	\$2,000		
Slate	75% Now \$714 Broken/Missing Elements, Extended Location: Throughout Cracking/Crumbling, Extent: M.	t : Severe, Area Affected : 20%	*		1	
	Location: Throughout Loose/Miss Fasteners, Extent: S Location: Throughout Loose Units, Extent: Moderate,					
	Location: Throughout Worn/Eroded, Extent: Severe, A Location: Throughout Other Observation, Extent: Seve					
	Location: Throughout		17:0	7		
		ears Old - Long Past Material R				
Sloped Glazing	20% Now \$526 Water Penetration, Extent : Seve Location : Various		* 5	\$107,800		
Interior						
Floors						
Carpet	40% Now \$152 Punct/Tear/Impact Damage, Ext Location: Margaret Mead Hal Worn/Eroded, Extent: Severe, A Location: Margaret Mead Hal Wrinkling, Extent: Moderate, An Location: Margaret Mead Hal	ent : Moderate, Area Affected : : l, Meteorite Exhibit Hall rea Affected : 80% l, Meteorite Hall, Offices rea Affected : 40%		\$80,400		
C i N C			* <i>-</i>	Ф41 100		
Cast in Place Concrete	14%	LIFE	5	\$41,100		
Ceramic Tile Mosaic Tile	6% 10%	2035 * 2031 *	5	\$8,000 \$33,500		
Slate	5%	LIFE *		\$7,100		
Terrazzo	15%	LIFE *	5	\$15,700		
Vinyl Tile	10%	2026 \$126,90		\$6,700		
,	Worn/Eroded, Extent : Moderate			\$2,700		
	Location : Offices					

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

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

Asset #: 2312

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	50%		\$14,200	LIFE	* *	5	\$37,000	
	-		ent : Severe, Area	Affected	: 5%			
	Location :			1	-4-1-50/			
	Water Pene Location .		xtent : Moderate, A xylights	Area Affe	ctea : 5%			
Masonry: Brick	10%		\$26,800	LIFE	* *			
		_	: Moderate, Area	Affected	: 10%			
	Location :		-		,			
	Spalling, Ex Location :		derate, Area Affec t Shops	ed : 10%	ó			
	Water Pene	tration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location .	Basemen	t Shops					
Plaster	40%	Now	\$44,100	LIFE	* *	5	\$14,800	
		_	ents, Extent : Seve Door To Roof	re, Area	Affected : 5%			
			Extent : Severe, A	rea Affec	cted : 20%			
	_	Through	out Offices And Co			Roof Doo	or And Skylights,	
	Water Pene	tration, E.	xtent : Severe, Are	a Affecte	d : 20%			
	Location : Door	Through	out Offices And Co	llection	Storage Areas, Esp	pecially S	Severe At Roof	
Ceilings	•••			• • • • •		_	***	
AcousTile,Adhered	22%	3.7	415.5 00	2039	* *	5	\$29,500	
AcousTileSusp.Lay-In		_	\$15,700 ents, Extent : Mod	2039 erate, Ar		5	\$8,700	
	Location .			Affa	ata 1 . 50/			
	Location :		xtent : Moderate, A r	xrea А <u></u> ЈЈе	стеа : 5%			
C D 1		4111 1 1001		LIEE	* *	-	Φ 2 5 100	
Gypsum Board Plaster	15% 50%	Now	\$97,900	LIFE LIFE	* *	5 5	\$25,100 \$41,900	
Plaster			\$97,900 Extent : Moderate			3	\$41,900	
	_	Through	out Offices, Collec	-	-	ts And R	oof Door,	
			xtent : Moderate, A	rea Affe	cted : 10%			
			out Offices, Collec			ts And R	oof Door	

Mechanical	Current Re	oair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2036	* *	1		

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

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

Asset #: 2312

Mechanical		Current F	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2039	* *	5	\$5,300	
	Location	: Carpente	-					
D'ata'l art'	Explana	tion : PR V	Station Observed	In Carpe	enter Shop			
Distribution Central Plant Steam Piping/Pmp	50%	0-2	\$790,100	2056	* *	4	\$2,200	
1 0 1	Location	: Through						
			riorating Steam An		nsate Return Piping	g		
Central Plant Steam Piping/Pmp	50%			2026	\$790,100	4	\$2,200	
		led Life, Ex 1 : Through	tent : Moderate, A out	rea Affec	ted : 100%			
Terminal Devices Convector/Radiator	On Extend	Now led Life, Ex a: Through	\$7,500 tent : Moderate, A out	2024 rea Affec	\$149,900 sted : 100%	1	\$7,800	
Convector/Radiator	-	oning, Exte	\$50,000 nt : Moderate, Are out, Defective Stea		* * d : 20% And Condensate F	1 Slash Tan	\$2,600	
No Component	Location	servation, E 1 : Fan Roo	Extent : Light, Area m red Under AC Syst		1:0%			
Air Conditioning								
Energy Source District Chilled Water	70%			2046	* *	1		
Electricity	30%			2042		1		
Conversion Equipment Window/Wall Unit		oning, Exte	\$11,700 nt : Moderate, Are Offices, Multiple M		\$58,400 d : 20% al And / Or Electri	1 cal Defe	cts	
No Component	Location	servation, E n : Section I tion : Chille				he Centi	ral Chiller Plant In	:

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

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

Asset #: 2312

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	70%	2046 **	4	\$3,100	
•	Other Observation, Extent: Moderate Location: Section 17 Explanation: Piping Only, Chilled V Chiller Plant In Section 17		ilding Fr	om The Central	
No Component	30%				
Terminal Devices Air Handler/Cool/Ht	5% 0-2 \$15,700 Malfunctioning, Extent : Moderate, A Location : Fan Room, 2 Of 4 Defect	rea Affected : 50%	1	\$2,500	
Air Handler/Cool/Ht No Component	65% 30%	2026 \$204,200	1	\$36,000	
Dehumidifier Generic	100% Other Observation, Extent: Light, Ard Location: Fan Rooms Explanation: The Air Handling Uni Cycle		erform A	Dehumidification	
Ventilation	Суси				
Distribution Ductwork/Diffusers	100%	LIFE **	2-5	\$49,900	
Exhaust Fans Interior	100% Other Observation, Extent: Light, Ard Location: Most Of Ventilation Occur Explanation: Fan Room		2	\$2,700	
Plumbing					
H/C Water Piping Galvanized Steel	100% On Extended Life, Extent : Moderate, Location : Throughout	2024 \$409,700 Area Affected : 100%	1		
Sanitary Piping Cast Iron	100%	LIFE **	1		
Storm Drain Piping	10070				
Cast Iron	20% 0-2 \$38,900 Corroded, Extent : Moderate, Area Af	fected : 20%	1		
	Location: Throughout, Heavy Interaction Corrosion Is Creating Flow Capacit				
Cast Iron	80% On Extended Life, Extent : Moderate, Location : Throughout	LIFE ** Area Affected : 100%	1		
Fixtures					
Generic	100%				
Fire Suppression					

Fire Suppression

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

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

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

Asset #: 2312

Mechanical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$45,200	
Sprinkler							
No Component	85%						
Generic	15%		2036	* *	1-2	\$3,800	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : AMERICAN MUSEUM OF NATL HISTORY SECTION 9

Address : W 77TH ST. AND CENTRAL PARK WEST

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,893,100	\$241,100
Interior Architecture	\$1,376,800	\$338,600
Mechanical	\$874,100	\$1,527,900
Total	\$6,143,900	\$2,107,600
Importance Code A	\$3,948,100	\$241,100
Importance Code B	\$2,071,100	\$1,866,500
Importance Code C	\$124,700	
Total	\$6,143,900	\$2,107,600

Total	\$191,300	\$53,400	\$25,300	\$18,100
Importance Code C				
Importance Code B	\$150,500	\$53,400	\$23,000	\$18,100
Importance Code A	\$40,900		\$2,400	
Total	\$191,300	\$53,400	\$25,300	\$18,100
Elevators/Escalators	\$6,900	\$6,900	\$6,900	\$6,900
Mechanical	\$88,300	\$18,600	\$18,400	\$6,700
Interior Architecture	\$55,200	\$27,900		\$4,500
Exterior Architecture	\$40,900			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2313

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	100/ 31	2046 **			
Copper/Terne	10% Now \$23,700 Water Penetration, Extent: Severe, Area Location: Dormers, North Facade	2040			
Masonry: Brick	40% Now \$114,100 Diagonal Cracks, Extent: Moderate, An Location: South Facade At Roof Leve Jnt Mortar Miss/Erod, Extent: Moderat Location: West Facade Staining/Discoloring, Extent: Severe, A	l e, Area Affected : 25%	5	\$44,700	
	Location: West Facade				
Masonry: Granite	50% Now \$375,100 Jnt Mortar Miss/Erod, Extent: Moderat Location: West Facade, East Facade Staining/Discoloring, Extent: Severe, A Location: West Facade	-	5	\$41,900	
Windows					
Steel	80% Now \$1,638,900 Condensation Present, Extent: Moderate Location: Various		5	\$154,500	1
	Corrosion/Rusting, Extent: Severe, Area Location: Throughout Deteriorated Finish, Extent: Severe, Ar				
	Location: Throughout	ей Ајјестей . 100%			
	Thermally Inefficient, Extent : Severe, A Location : Throughout	rea Affected : 100%			
	Other Observation, Extent: Severe, Are Location: Throughout	a Affected : 100%			
XX 1	Explanation: Long Past Rated Life	2051 **		Ф20,000	1
Wood	20% Now \$193,100 Air Infiltration, Extent : Moderate, Area Location : Throughout	2031	5	\$30,900	1
	Deteriorated Finish, Extent : Severe, Ar Location : Throughout	ea Affected : 100%			
	Split/Cracked, Extent : Severe, Area Aff Location : Throughout	ected : 50%			
Parapets					
Masonry: Granite	10% Jnt Mortar Miss/Erod, Extent : Moderat Location : East Facade	LIFE ** re, Area Affected : 20%	5		
No Component	90%				
No Component	9070				

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

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

Asset # : 2313

Architecture	Current Repair	Future Replacement	Mair	ntenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle E (Yrs)	Estimated Cost	Priority
Exterior Roof					
Copper/Terne	5% Now \$14,100	2041 **			1
copper rome	Deformed/Dented, Extent : Moderate, Location : Throughout Water Penetration, Extent : Severe, A	Area Affected : 20%			•
	Location: Dormers	•			
	Other Observation, Extent : Severe, A Location : West Side Of Roof				
	Explanation : Some Areas Covered	With Roll Roofing.			
Roll Roofing	5%	2025 \$17,000	5	\$6,200	
Slate	90% Now \$1,572,000 Broken/Missing Elements, Extent : Se Location : Throughout				
	Loose/Miss Fasteners, Extent : Severe Location : Throughout	e, Area Affected : 50%			
	Loose Units, Extent : Severe, Area Afj Location : Throughout	fected : 5%			
	Other Observation, Extent : Severe, A Location : Throughout	-			
	Explanation: Roof Is 130 Years Old	l. Long Past Rated Life.			
nterior Floors					
Cast in Place Concrete	10%	LIFE **	5	\$26,100	
Mosaic Tile	10%	2031 **	5	\$29,800	
11100410 1110	Other Observation, Extent : Moderate Location : Various			42 3,000	
	Explanation: Historic Minton Tile -	-			
Mosaic Tile	15% Now \$1,191,100 Broken/Missing Elements, Extent: Se Location: Second Floor Exhibit Are Patching Evident, Extent: Moderate,	vere, Area Affected : 10% ea	5	\$22,400	
	Location: Second Floor Exhibit Are Worn/Eroded, Extent: Severe, Area A	ea			
	Location: Throughout 2nd Floor Ex	chibit Hall			
Terrazzo	25%	LIFE **	5	\$23,300	
Vinyl Tile	30% 0-2 \$33,900 Worn/Eroded, Extent: Moderate, Are Location: Basement Corridors Other Observation, Extent: Severe, A	a Affected : 100%	3	\$13,400	
	Location: Fifth Floor Explanation: 9x9 Tile	тен турсиен . 1070			
	10%	2041 **	5	\$22,400	

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

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

Asset #: 2313

Architecture	Current Re	pair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	5% Now	\$54,500	LIFE	* *			
	Loose/Delam Surface, I			%			
	Location: Fan Room						
	Water Penetration, Exte						
	Location : Sub-basem	ent Fan Room Ai	·ea				
Concrete Masonry Unit	7%		LIFE	* *	5	\$4,300	
Glass: Single Pane	3%		LIFE	* *	5	\$3,500	
	Other Observation, Ext	ent : Light, Area	Affected : 100%				
	Location: Throughou						
	Explanation : Hall Of	Biodiversity					
Gypsum Board	15%		LIFE	* *	5	\$13,900	
Metal Panel	3%		LIFE	* *			
	Other Observation, Ext	ent : Light, Area	Affected : 100%				
	Location: Third Floo						
	Explanation : Sliding		Windows				
Plaster	49% Now	\$67,800	LIFE	* *	5	\$22,800	
	Cracking/Crumbling, E		rea Affected : 15%				
	Location : Numerous						
	Water Penetration, Exte		a Affected : 20%				
	Location : Numerous	Offices					
Plaster	5% Now	\$2,300	LIFE	* *	5	\$2,300	
	Other Observation, Ext	ent : Moderate, A	Area Affected : 100%				
	Location : Exhibit Are	eas					
	Explanation: Column	s And Decoration	ns				
Plywood/Hardboard	10%		LIFE	* *			
	Other Observation, Ext	ent : Light, Area	Affected : 100%				
	Location: Third Floo	r Exhibition Ared	ı				
	Explanation: Applied	l Aggregate Finis	h				
Wood	3%		LIFE	* *	5	\$18,600	
	Other Observation, Ext	ent : Moderate, A	rea Affected : 100%				
	Location : Second Flo	oor Exhibit Area					
	Explanation: Column	Decorations An	d Paneling				

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

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

Asset #: 2313

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
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	\$21,400	LIFE	* *	5	\$900	
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	: Sub-base	ment Air Handler	Area				
Gypsum Board	19%			LIFE	* *	5	\$28,300	
Metal Panel	8%			LIFE	* *	5	\$11,900	
Plaster	35%	Now	\$61,000	LIFE	* *	5	\$26,100	
	Loose/Del	am Surface	, Extent : Severe, A	Area Affe	cted : 10%			
	Location	: 6th Floor	· Offices - Especia	lly North	Most Dormer			
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d : 10%			
	Location	: Various (6th Floor Offices					
Plaster	5%			LIFE	* *	5	\$3,700	

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Pres. Reducing	100%			2022	\$55,000	5	\$4,700	
Valve/LP Steam								
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Sub-basem	ent					
	Explanat	ion : Main D	istrict Steam Su _l	ply Valv	e For Entire Muse	um		
Distribution								
Central Plant Steam	50%	Now	\$702,900	2056	* *	4	\$2,000	
Piping/Pmp								
1 0 1	Other Obs	ervation, Ext	ent : Moderate, 1	Area Affe	ected : 50%			
	Location	: Throughou	t					
	Explanat	ion : Deterio	rating Steam An	d Conder	nsate Return Piping	3		
Central Plant Steam	50%			2026	\$702,900	4	\$2,000	
Piping/Pmp	0.5.	11.C E		A CC	. 1 1000/			
		5 -	nt : Moderate, A	rea Affec	tea : 100%			
	Location	: Throughou	t					

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

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

Asset #: 2313

l echanical	Current Repair	Future F	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Terminal Devices						
Convector/Radiator	5% 0-2 \$22,200		* *	1	\$1,200	
	Malfunctioning, Extent: Severe, Area		%			
	Location: Throughout, Defective St					
Convector/Radiator	20%	2024	\$88,900	1	\$5,200	
	On Extended Life, Extent : Moderate,		l : 100%			
	Location: Throughout 5th And 6th	Floor				
No Component	75%					
	Other Observation, Extent : Light, Ar	ea Affected : 0	0%			
	Location: Fan Room					
. =	Explanation: Covered Under AC					
ir Conditioning						
Energy Source	900/	2046	* *	1		
District Chilled Water	80% 20%	2046 2042	* *	1		
Electricity Conversion Equipment	2070	2042		1		
Window/Wall Unit	20%	2020	\$34,600	1		
No Component	80%	2020	ψ54,000			
rvo component	Other Observation, Extent: Light, Ar	ea Affected : (0%			
	Location : Section 17	33				
	Explanation : Chilled Water Is Supp Section 17	olied To This E	Building From T	he Centr	al Chiller Plant In	
Distribution						
CW & CHW Wtr	80%	2046	* *	4	\$3,100	
Pipe/Pump						
	Other Observation, Extent: Light, Ar	ea Affected : 1	100%			
	Location: Section 17	ш. г.		10	D	
N. C	Explanation: Piping Only, Chilled	water Is Pum _l	pea From The C	entrai C	niller Plant	
No Component	20%					
Terminal Devices	900/	2026	¢140.000	1	¢20.400	
Air Handler/Cool/Ht	80%	2026	\$149,000	1	\$39,400	
No Component	20%					
entilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$44,400	
Exhaust Fans	10070	LILL			ψ11,100	
Interior	100%	2026	\$295,500	2	\$2,400	
	Other Observation, Extent : Light, Ar			~	Ψ2,100	
	Location : Throughout					
	Location . Infoughout					

Plumbing

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

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

Asset #: 2313

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping			de de			
Galvanized Steel	20% 0-2 \$72,900		* *	1		
	Corroded, Extent : Severe, Area Affe Location : At And Near Points Of U		ally Comodo	d Dinina	Danaged The	
	Internal Corrosion Is Creating Wat	•	•	a Fiping	керопеа. Тпе	
Galvanized Steel	80%	2024	\$291,600	1		
341,4412.00 2000	On Extended Life, Extent : Moderate			-		
	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 \$43,300		* *	1		
	Corroded, Extent : Severe, Area Affe					
	Location: Sub-basement And Base					
	Reported. The Internal Corrosion I. Heavy Down Pour	s Creating Flow	ларасіту Issu	es Durin	g Perioas Of	
Cast Iron	75%	LIFE	* *	1		
Cast Iron	On Extended Life, Extent : Moderate		100%	1		
	Location: Throughout	, 33				
Sump Pump(s)						
Submersible	100%	2020	\$2,800	4	\$2,500	
Backflow Preventer						
Generic	100% 0-2 \$21,100	0 2036	* *	1	\$4,400	
	Other Observation, Extent : Moderat	te, Area Affected .	100%			
	Location: Lower Level					
-	Explanation: Leaky Unit					
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			
Gealed Traction	Other Observation, Extent : Light, A		0%			
	Location: Basement To 7th Floor,		,,0			
	Explanation: 1 Unit, #9	210411101111				
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$40,200	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$2,200	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Electrical	\$1,035,100	\$6,882,500
Total	\$1,035,100	\$6,882,500
Importance Code A		\$69,400
Importance Code B	\$1,035,100	\$6,813,200
Total	\$1,035,100	\$6,882,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Electrical	\$181,800	\$219,700	\$210,200	\$203,600
Total	\$181,800	\$219,700	\$210,200	\$203,600
Importance Code A		\$2,500		
Importance Code B	\$181,800	\$217,200	\$210,200	\$203,600
Total	\$181,800	\$219,700	\$210,200	\$203,600



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

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

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

Asset #: 4164

ectrical	Current Repair	Futu	re Replacement	M	aintenance	
ctem Component	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре				` ´		
ler 600 Volts						
Service Equipment	500/	2046	* *	_	#2.500	
Fused Disc Sw	50%	2046		5	\$2,500	
	Other Observation, Extent: Moderate, Location: Electrical Room 1 - North S Explanation: 5- Main Service Discon	Side / Co	lumbus Avenue And		_	
Fused Disc Sw	50%	2026	\$69,400	5	\$2,500	
	Other Observation, Extent: Moderate, A Location: Electrical Room 2 - Souths	Area Affe de / Wes	ected : 100% st 77 Street, Buildin	ıg 3		
	Explanation: 3- Main Service Discon	nect Swii	tches Rated At 4000) Ampere	es Each.	
Transformers	700/	2021	* *	-	#2 000	
Dry Type	70%	2031		5	\$3,000	
	Other Observation, Extent: Moderate, A					
	Location: Electrical Room 2 - South S		-			
	Explanation: 1-500 Kilo-volt-ampere, 2-225 Kilo-volt-ampere, 480/277 Volt.	7	(ilo-volt-ampere, 2-			
Dry Type	30%	2039	* *	5	\$1,300	
	Other Observation, Extent : Moderate, A					
	Location: Electrical Room 1 - Norths	ide, Buil	ding 17			
	Explanation: 1-500 Kilo-volt-ampere, 480/208/120 Volts	1-300 K	Kilo-volt-ampere, 1-	-75 Kilo-	volt-ampere,	
Switchgear / Switchboard						
Air Circuit Breaker	10%	2026	\$65,300	5	\$600	
Fused Disc Sw	15%	2026	\$97,900	5	\$700	
Fused Disc Sw	50%	2046	* *	5	\$2,500	
Molded Case Bkrs	5%	2046	* *	5	\$1,500	
Molded Case Bkrs	20%	2026	\$130,500	5	\$6,000	
Raceway						
Busway	1%	2024	\$7,500	1		
Conduit	64%	2026	\$481,200	1		
Conduit	35%	2046	* *	1		
Panelboards						
Fused Disc Sw	5%	2025	\$33,700	5	\$1,300	
Fused Disc Sw	5%	2034	* *	5	\$1,300	
Molded Case Bkrs	15%	2025	\$101,000	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 \$150,800	2051	* *	1		
	Insulation Aged, Extent : Moderate, Are		ed : 100%			
	Location: Throughout Older Building					
Rubber	30% 2-4 \$226,200	2051	* *	1		
Kuuuci	Other Observation, Extent : Moderate, 1			1		
	Location: Throughout Older Building					
	Explanation: On Extended Life	Secuoni	,			
TT1 1		2046	* *	1		
Thermoplastic	50%	2046	* *	1		

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

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

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

Asset #: 4164

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•			•				
Motor Controllers								
Locally Mounted	20%			2024	\$783,200	5	\$1,500	
Locally Mounted	20%			2031	* *	5	\$1,500	
Motor Control Center	10%			2039	* *	5	\$3,100	
Variable Frequency	50%			2039	* *			
Drive								
Ground								
Grounding Devices	700 /							
Not Accessible	50%			LIDE	* *	-	ΦΟ 400	
Generic	50%		Sutant . Madanata	LIFE		5	\$8,400	
			xtent : Moderate, . de Sprinkler Room	чтеа Ађе	eciea : 100%			
			ae sprinkier koom ected To Metal Wo	itar Pina				
Stand-by Power	Елріапа	uon . Conn	ecieu 10 Mieiai Wa	иет Етре				
Transfer Switches								
Automatic	100%			2039	* *	1	\$353,200	
Generators	100/0			2007		*	\$333,200	
Diesel	50%			2039	* *	1	\$222,300	
216561			xtent : Moderate, .		ected : 100%	1		
		: Outside		33				
	Explana	tion : Emer	gency Generator I	Rated At .	1500 Kilowatts			
Diesel	50%			2029	\$111,400	1	\$222,300	
			xtent : Moderate, .					
	Location	: Generate	or Room / Building	17				
	Explana	tion : Emer	gency Generator I	Rated At .	1000 Kilowatts			
Batteries								
Lead/Acid	100%			2021	\$1,700	5	\$42,500	
Fuel Storage								
Day Tank	25%			2048	* *	5	\$50,400	
			xtent : Moderate, .	Area Affe	ected : 100%			
		: Yard / O						
	Explana	tion : 100 C	Gallon Capacity					
Day Tank	25%			2034	* *	5	\$50,400	
	Other Obs	servation, E	xtent : Moderate, .	Area Affe	ected : 100%			
			or Room / Building	17				
	Explana	tion : 500 C	Gallon Capacity					
Main Tank	25%			2061	* *	5	\$8,000	
	Other Obs	servation, E	xtent : Moderate, .	Area Affe	ected : 100%			
	Location	: Undergr	ound / Yard					
	Explana	tion : 4000	Gallon Capacity					
Main Tank	25%			2041	* *	5	\$8,000	
	Other Obs	servation, E	xtent : Moderate, .		ected : 100%			
	Location	a : Garage /	'West					
	Explana	tion : 1000	Gallon Capacity					

Lighting

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

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

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

Asset #: 4164

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	55%	2031	* *	10	\$548,400		
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	rate, Are	a Affected : 100%				
Fluorescent	20% Other Observation, Extent: Light, Area Location: Throughout Older Building			10	\$199,400		
	Explanation: T-12 Lamps	Bechons	•				
Fluorescent	10%	2031	* *	10	\$99,700		
Tuorescent	Compact Fluorescent Light, Extent : Mo		Area Affected : 100		Ψ,7,700		
	Location: Building 1, 3, 4, 9, 13, 4th		<i>JJ</i>				
Fluorescent	1%	2031	* *	10	\$10,000		
Tructescent	T-5 Lamps And Fixtures, Extent : Mode Location : Building 2a		a Affected : 100%	10	\$10,000		
HID	1%	2026		10	\$400		
Incandescent	11%	2026	\$1,613,600	2	\$2,700		
LED	2%	2034	* *				
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location: Building 1a						
	Explanation: LED Light Fixtures						
Egress Lighting							
Emergency, Service	50%	2031	* *	1			
Exit, LED	50%	2054	* *	1			
Exterior Lighting							
HID	50%	2026	\$2,412,600	10	\$1,800		
LED	50%	2034	* *				
Alarm							
Security System	200/						
No Component	20%	2024	* *	1	Ф 2.42 .000		
Generic	80%	2034		1	\$343,000		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Inside And Outside	n anas					
Fire/Smoke Detection	Explanation : CCTV Surveillance Car	nerus					
Generic, Digital	100%	2034	* *	1-3	\$707,400		
Generic, Digital	Other Observation, Extent: Moderate,			1-3	φ/U/, 4 UU		
	Location: Throughout The Building	пси лује	u 100/0				
	Explanation: Strobe Lights, Smoke D	etectors	Manual Pull Static	ne Alan	Rells Horns		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRIC/ URBAN GLASS (STRAND)

Address : 647 FULTON ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 66,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 21-Jun-2017 Landmark Status : NONE

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

Block : 2095 Lot : 1 BIN : 3058597

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$61,900	\$267,600
Interior Architecture		\$174,300
Electrical		\$51,500
Total	\$61,900	\$493,300
Importance Code A	\$61,900	\$267,600
Importance Code B		\$225,700
Total	\$61,900	\$493,300

4	4 9

\$67,000	\$26,400	\$58,200	\$35,800
\$61,100	\$23,100	\$54,900	\$32,600
\$5,900	\$3,300	\$3,300	\$3,300
\$67,000	\$26,400	\$58,200	\$35,800
\$3,900	\$3,900	\$3,900	\$3,900
\$27,400	\$12,300	\$52,400	\$13,900
\$1,900	\$2,200	\$1,900	\$2,700
\$31,100	\$7,900		\$15,300
\$2,600			
FY 2020	FY 2021	FY 2022	FY 2023
	\$2,600 \$31,100 \$1,900 \$27,400 \$3,900 \$67,000 \$5,900 \$61,100	\$2,600 \$31,100 \$1,900 \$2,200 \$27,400 \$3,900 \$3,900 \$67,000 \$5,900 \$61,100 \$23,100	\$2,600 \$31,100 \$1,900 \$2,200 \$1,900 \$27,400 \$3,900 \$3,900 \$3,900 \$3,900 \$52,400 \$3,900 \$3,900 \$58,200 \$5,900 \$3,300 \$61,100 \$23,100 \$54,900



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

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

Asset #: 14803

Architecture		Current Re	pair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date F (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$150,300		
Masonry: Brick	72%			LIFE	* *	5	\$55,400		
Window Wall	3%			2054	* *	5	\$8,700		
Windows									
Aluminum	100%			2050	* *	5	\$5,200		
Parapets									
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$13,800		
Masonry: Brick	85%			LIFE	* *	5	\$10,100		
Roof									
Spray-on Foam	100%			2033	* *	5	\$123,800		
Soffits									
Cast in Place Concrete	80%			LIFE	* *	5			
Cast Stone/Terra Cotta	20%			LIFE	* *	5			
terior									
Floors									
Carpet	25%			2029	\$290,600	3	\$44,600		
Cast in Place Concrete	55%			LIFE	* *	5	\$107,400		
Ceramic Tile	2%			2041	* *	5	\$1,800		
Sheet Vinyl/Rubber	10%			2036	* *	5	\$13,400		
Vinyl Tile	3%			2036	* *	3	\$1,000		
Wood	5%			2063	* *	5	\$8,400		
Interior Walls									
Concrete Masonry Unit	25%			LIFE	* *	5	\$200		
Glass: Single Pane	5%			LIFE	* *	5	\$100		
Gypsum Board	55%			LIFE	* *	5	\$500		
Masonry: Brick	15%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	25%			2045	* *	5	\$22,300		
Exposed Concrete	15%	4+	\$8,800	LIFE	* *	5	\$2,100		
	Exposed R	einforcement	, Extent : Light,	Area Aff	ected : 2%				
	Location	: Basement							
		am Surface, 1 : Basement	Extent : Moderat	e, Area A	Affected : 2%				
Gypsum Board	60%			LIFE	* *	5	\$66,900		
ite Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	* *				

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

Under 600 Volts

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

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

Asset #: 14803

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw		ervation, E	xtent : Moderate, A	2054 Area Affe	* * ected : 100%	5	\$300	
	Explana	tion : One &	800 Amperes For C loor, One 1000 Am			For 1st. F	Floor, Two 1600	
Switchgear / Switchboard Fused Disc Sw	100%			2054	* *	5	\$300	
Raceway								
Conduit	100%			2054	* *	1		
Panelboards	7 0 /			2050		_	#100	
Fused Disc Sw	5%			2050	* *	5	\$100	
Molded Case Bkrs	95%			2053	* *	5	\$1,700	
Wiring	1000/			2054	* *	1		
Thermoplastic	100%			2054		1		
Motor Controllers	100/			2045	* *	5		
Locally Mounted	10% 90%			2045 2045	* *	3		
Variable Frequency Drive	90%			2043				
Ground								
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$1,000	
Lighting							4-,000	
Interior Lighting								
Fluorescent	45%			2036	* *	10	\$27,200	
	_		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			
Fluorescent	40%			2036	* *	10	\$24,200	
	-		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			
Incandescent	10%			2036	* *	2	\$100	
LED	5%			2036	* *			
Egress Lighting								
Emergency, Battery	60%			2036	* *	10	\$9,600	
Exit, LED	25%			2063	* *	1	-	
Exit, Service	15%			2036	* *	1		
Exterior Lighting								
HID	100%			2036	* *	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	* *	1	\$7,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	* *	1-3	\$12,200	

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

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

Asset #: 14803

Mechanical		Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2045	* *	1	\$32,600	
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$4,900	
Terminal Devices							
Air Handler	100%		2036	* *	1	\$40,800	
Air Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment	000/		• • • • •	di di		4	
Ext Pkg Unit -	80%		2036	* *	2	\$3,200	
Heating/Cooling	200/		2026	* *			
Split Unit	20%		2036	* *			
Distribution 1/B:cc	1000/		LIDE	* *	2	#07.000	
Ductwork/Diffusers	100%		LIFE	~ ~	2	\$85,900	
Heat Rejection	200/		2026	* *	2	Φ0.200	
Air Cooled Condenser	20%		2036	~ ~	2	\$9,200	
Unit Water Cooling Tower	80%		2032	* *	2	\$53,100	
Ventilation	8070		2032			\$33,100	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,800	
Exhaust Fans	10070		DII L		2 3	Ψ30,000	
Interior	30%		2036	* *	2	\$600	
Roof	70%		2036	* *	2	\$1,400	
Plumbing	7070		2030			ψ1,100	
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
HW Heat Exchanger							
HTHW/HW	100%		2054	* *			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2023	\$2,100	4	\$1,400	
Sewage Ejector(s)				· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Not Accessible	100%						
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
T7 (1 1 m)							

Vertical Transport

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

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

Asset #: 14803

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light	Area Affected : 100%				
	Location: 1-3					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$33,300	
Sprinkler						
Generic	100%	2054	* *	1-2	\$18,500	
Fire Pump						
Generic	100%	2041	* *	1	\$12,300	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ADMINISTRATION AND LIBRARY BLDG.

Address : 3309 BAINBRIDGE AVENUE @ E. 208 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 5,702 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Jun-2018 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 3338 Lot : 54 BIN : 2018096

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,400		\$1,100	
Interior Architecture	\$30,500		\$1,100	\$2,000
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$800	\$700	\$800	\$700
Site Pavements	\$4,900			
Total	\$61,900	\$900	\$3,200	\$3,000
Importance Code A	\$26,000	\$600	\$1,700	\$600
Importance Code B	\$28,800	\$400	\$1,300	\$2,400
Importance Code C	\$7,000		\$200	
Total	\$61,900	\$900	\$3,200	\$3,000



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

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

Asset #: 3003

Architecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
xterior				
Exterior Walls				
Cast Stone/Terra Cotta		5,100 LIFE **	5 \$2,800	
	Broken/Missing Elements, Exten Location: Basement Window S	t : Moderate, Area Affected : 2% Sill East Elevation		
Cement-Fiber Panel	5% 4+ \$1	,300 2029 \$6,400		
	Staining/Discoloring, Extent : M Location : South Facade	oderate, Area Affected : 20%		
Masonry: Brick	78% 4+ \$8	8,500 LIFE **	5 \$13,900	
·	Misaligned/Bulging, Extent : Mo Location : North Facade By En			
	Recent Repair Evident, Extent:	Light, Area Affected : 20%		
	Location: North, South & Wes			
	Vertical Cracks, Extent : Modera			
	Location: North Facade By En	ntry Stair		
Masonry: Fieldstone	10%	LIFE **	5 \$2,700	
Stucco Cement	5%	2042 **	5 \$2,200	
Windows	0.50/ N) 100 2045 **	5 ¢1 100	
Aluminum		7,100 2043	5 \$1,100	
	Ctrwt/Balnc Not Funct, Extent: Location: Throughout			
Glass Block	5%	LIFE **	5 \$100	
Parapets	1000/			
Not Accessible	100%			
Roof	1000/			
Not Accessible	100% Other Observation, Extent: Ligh	at Area Affected : 0%		
	Location:	u, Area Affectea : 0/0		
	Explanation : Access Door Ino	nerable		
terior	Explanation : Heeess 2007 Inc	perdote		
Floors				
Carpet	40%	2025 \$44,500	3 \$6,800	
Cast in Place Concrete	10%	LIFE **	5 \$3,700	
Ceramic Tile	5%	2038 **	5 \$400	
Vinyl Tile	10% Now	\$700 2029 \$7,400	3 \$300	
·	Cracking/Crumbling, Extent : M Location : Second Floor File R			
Wood	35% 4+ \$10),100 2044 **	5 \$2,800	
	Deteriorated Finish, Extent: Lig Location: Throughout	ht, Area Affected : 20%		
Interior Walls				
Ceramic Tile	5%	2032 * *	5 \$400	
Masonry: Fieldstone	10%	LIFE **	10 \$300	
Plaster		5,000 LIFE **	5 \$2,200	
	Cracking/Crumbling, Extent: Li Location: Throughout	ght, Area Affected : 10%		

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

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

Asset #: 3003

Architecture		Current Repair		Future Replacement		<u> </u>	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		cle Estimated Cost rs)	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2042		* 5	. ,	
Gypsum Board	10%			LIFE		* 5-1	. ,	
Plaster		Now	\$8,000	LIFE		* 5	\$3,700	
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	*	*		
Retaining Walls								
Cast in Place Concrete	100%			2049	*	*		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$200	2034		*		
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 10%			
Parking/Driveway								
Asphalt	100%	Now	\$700	2032	*	*		
		Crumbling, 1: Through	Extent : Moderate out	, Area A	ffected : 20%			
	Location	: Through	Extent : Moderate, A out tation Growth	Area Affe	ected : 10%			
Activity Yard	T ·······							
Asphalt	100%	Now	\$4,000	2032	*	*		
	Cracking/		Extent : Moderate		ffected : 50%			
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 20%			
		ı : Rear Yaı						
	Explana	tion : Veger	tation Growth					

Electrical	Current Repair	Future R	Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2039	* *	5	\$200	
	Other Observation, Extent : Light, Ar	ea Affected : I	00%			
	Location: Electrical Room					
	Explanation : 1 Electrical Service R	ated At 1500 A	Amperes			
Raceway						
Conduit	50%	2039	* *	1		
Conduit	50%	2029	\$16,000	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$200	

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

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

Asset #: 3003

Electrical	Current Repair	Future	e Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Wiring									
Thermoplastic	100%	2039	**	1					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$200				
	_	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement								
	Explanation : Water Main								
Lighting									
Interior Lighting									
Fluorescent	48%	2029	\$28,000	10	\$2,500				
	Other Observation, Extent: Light, A	rea Affected	: 100%						
	Location: Basement								
	Explanation: T-12 Lamps								
HID	2%	2029	\$800	10					
Incandescent	50%	2029	\$29,100	2	\$100				
Egress Lighting									
Emergency, Battery	50%	2034	* *	10	\$700				
Exit, Service	50%	2029	\$400	1					
Exterior Lighting									
HID	50%	2029	\$11,000	10					
No Component	50%								
Alarm	· · · · · · · · · · · · · · · · · · ·								
Security System									
No Component	75%								
Generic	25%	2034	**	1	\$500				
Fire/Smoke Detection									
No Component	65%								
Generic, Analog	35%	2034	* *	1-3	\$1,200				

lechanical	Current Repair	Future Re	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Natural Gas	100%	2039	* *	1			
Conversion Equipment							
Steam Boiler	100%	2034	* *	1	\$5,700		
	Other Observation, Extent : Light, Ar	ea Affected : 10	00%				
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Steam Piping/Pump	100%	2039	* *				
Terminal Devices							
Convector/Radiator	100%	2027	\$29,200	1	\$1,800		

Air Conditioning

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

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

Asset #: 3003

Mechanical	Current Repair Future Replacement		M	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Window/Wall Unit	75%		2024	\$8,500	1		
No Component	25%						
Plumbing							
H/C Water Piping							
Brass/Copper	25%		2049	* *	1		
Galvanized Steel	75%		2027	\$17,900	1		
Water Heater							
Gas Fired	100%		2024	\$3,300	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX COUNTY HISTORICAL SOCIETY ARCHIVE BUILDING

Address : 3313 BAINBRIDGE AVENUE @ E. 208 ST.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 5,702 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Jun-2018 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 3338 Lot : 52 BIN : 2018094

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$37,200	
Total	\$37,200	
Importance Code A	\$37,200	
Total	\$37.200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,200			\$1,100
Interior Architecture	\$28,700		\$300	\$200
Electrical	\$8,600	\$200	\$200	\$200
Mechanical	\$500	\$600	\$500	\$500
Total	\$72,000	\$800	\$1,000	\$1,900
Importance Code A	\$34,500	\$300	\$300	\$1,400
Importance Code B	\$26,400	\$500	\$500	\$600
Importance Code C	\$11,100		\$200	
Total	\$72,000	\$800	\$1,000	\$1,900



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

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

Asset #: 4526

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	••					_	4.5	
Cast Stone/Terra Cotta	2%		#2.2 00	LIFE	* *	5	\$5,600	
Cement-Fiber Panel		Now	\$3,200	2034	* *			
		am Surjace 1 : South Fa	e, Extent : Moderat	e, Area A	Affectea : 20%			
				Amag Af	Footad . 200/			
	_	а/виідіпд, ı : South Fa	Extent : Moderate,	Агеа АД	тестеа : 20%			
			icaae Extent : Light, Area	Affaatad	1.1000/			
		servation, E 1 : South Fa	_	Ајјестеи	. 100%			
			caae e Are Actually Aspl	halt Chin	alas			
Constant Manager Heir		Now	\$11,200		* *	-	¢1.700	
Concrete Masonry Unit			\$11,200 d, Extent : Moderat	LIFE		5	\$1,700	
		i : Through		ie, Area z	Ајјестей . 30%			
		_	oui ent : Moderate, Are	a Affacta	1.50%			
		racks, Exte 1 : North El		и Ајјесте	:a . 570			
Manager D. 1-1-		Now		TIPE	* *	-	¢12 100	
Masonry: Brick			\$37,200 Extent : Severe, A	LIFE		5	\$12,100	
		crumbung, 1 : Various .		геи Ајјес	.iea . 570			
		i : Various .	d, Extent : Light, A Areas	rearyjec	iea . 2070			
			Extent : Moderate,	Area Af	fected · 5%			
			orth Facades	717 CU 71jj	ecica . 570			
Masonry: Fieldstone	10%			LIFE	* *	5	\$2,700	
Windows	1070			LII L			Ψ2,700	
Aluminum	100%	Now	\$4,800	2045	* *	5	\$1,100	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Modera	ate, Area	Affected: 20%			
	Location	: Through	out					
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	* *	5-10	\$1,500	
Concrete Masonry Unit	15%			LIFE	* *	5-10	\$1,500	
Masonry: Brick	80%			LIFE	* *	5-10	\$9,700	
Masonry: Limestone	2%			LIFE	* *	5-10	\$400	
Roof								
Roll Roofing	30%			2028	\$5,500	5	\$2,200	
Not Accessible	70%							

Interior

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

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

Asset #: 4526

Architecture		Current F	Repair	Future Replacement Maintenance			aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$3,700	
Ceramic Tile	5%			2038	* *	5	\$400	
Steel Grating	10%			2049	* *	1		
Vinyl Tile	5%			2034	* *	3	\$200	
Wood	70%		\$10,100	2044	* *	5	\$5,600	
	•		: Light, Area Affec	:ted : 5%	ó			
		ı : Various .						
		-	ent : Light, Area Aff	fected : I	10%			
		: Through						
			Extent : Moderate, A	Area Affe	ected : 80%			
	Location	: Through	out					
	Explana	tion : Floor	rs Are Sloping					
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
Gypsum Board	65%			LIFE	* *	5-10	\$9,500	
Masonry: Fieldstone	15%	Now	\$4,400	LIFE	* *			
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Storage	Rooms - Basement					
	Explana	tion : Horiz	ontal Cracks, Wate	er Peneti	ration			
Plaster	5%			LIFE	* *	5-10	\$400	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *	10	\$1,700	
Gypsum Board	90%	Now	\$4,000	LIFE	* *	5	\$9,600	
71	Water Per	etration, E	xtent : Light, Area	Affected	: 5%		. ,	
	Location	: Basemen	t File Room					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

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

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

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

Asset #: 4526

Electrical		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Raceway									
Conduit	80%			2049	* *	1			
Conduit	20%			2029	\$800	1			
Panelboards									
Molded Case Bkrs	100%			2045	* *	5	\$200		
Wiring									
Braided Cloth	99%	2-4	\$8,300	2054	* *	1			
			ent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Basemen	nt .						
Thermoplastic	1%			2049	* *	1			
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$200		
			Extent : Light, Area	Affected	! : 100%				
		: Basemen							
	Explanat	ion : Cove	red With Paint						
Lighting									
Interior Lighting									
Fluorescent	98%			2034	* *	10	\$5,100		
	-		ures, Extent : Ligh	t, Area A	ffected : 100%				
	Location	: Through	out						
HID	2%			2034	* *	10			
Egress Lighting									
Emergency, Battery	50%			2034	* *	10	\$700		
Exit, Service	50%			2034	* *	1			
Alarm									
Security System									
No Component	75%								
Generic	25%			2034	* *	1	\$500		
Fire/Smoke Detection									
No Component	65%								
Generic, Analog	35%			2034	* *	1-3	\$1,200		

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

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

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

Asset #: 4526

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	100%	2027	\$29,200	1	\$1,800	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Window/Wall Unit	30%	2027	\$3,400	1		
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: Basement Addition					
	Explanation: 2 Ton Wall Unit					
Window/Wall Unit	70%	2024	\$8,000	1		
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: Window Units In Office	es				
	Explanation: Residential Type					
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2055	* *	1		
Galvanized Steel	80%	2027	\$19,100	1		
Water Heater						
Gas Fired	100%	2028	\$3,300	2	\$100	
	Other Observation, Extent: Light, A	Area Affected	: 100%			
	Location: Basement					
	Explanation: 78 Gallons					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX MUSEUM OF THE ARTS

Address : 1040 GRAND CONCOURSE @E. 165 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 51,292 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Jun-2018 Landmark Status : NONE

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

Block : 2462 Lot : 1 BIN : 2002826

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$481,900
Electrical		\$215,900
Mechanical		\$622,500
Total		\$1,320,300
Importance Code A		\$481,900
Importance Code B		\$838,400

Total \$1,320,300

Total	\$205,300	\$19,800	\$39,700	\$24,300
Importance Code C	\$34,400			\$400
Importance Code B	\$70,700	\$17,100	\$33,000	\$21,200
Importance Code A	\$100,100	\$2,700	\$6,700	\$2,700
Total	\$205,300	\$19,800	\$39,700	\$24,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Enclosure	\$100			
Mechanical	\$23,400	\$9,500	\$12,200	\$7,800
Electrical	\$3,600	\$2,400	\$3,400	\$2,400
Interior Architecture	\$73,100		\$12,200	\$6,100
Exterior Architecture	\$97,400		\$4,000	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2368

rchitecture		Current I	Repair	Futur	e Replacement	M	laintenance	
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,000	
Masonry: Brick	25%			LIFE	* *	5	\$21,400	
Metal Panel	30%			2049	* *	5-10	\$88,500	
Metal Panel	12%			2049	* *	5-10	\$35,400	
Granite Panels	5%			LIFE	* *	5	\$3,200	
Window Wall	13%			2049	* *	5	\$20,900	
Windows								
Aluminum		Now	\$3,800	2045	* *	5	\$2,200	
			ked, Extent : Mode					
			At West Facade Oj		_			
			xtent : Moderate, A					
	Location	: East Fac	cade Windows Of 2	005 Win	g			
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5-10	\$3,900	
Masonry: Brick	33%			LIFE	* *	5-10	\$15,900	
Masonry: Limestone	2%			LIFE	* *	5-10	\$1,700	
Metal Panel	25%			2049	* *	5	\$6,800	
Metal Panel	20%			2049	* *	5	\$5,400	
Metal: Cage/Fence	5%			2042	* *	5-10	\$2,700	
Granite Panels	5%			LIFE	* *	5-10	\$4,200	
Roof								
Built-Up (BUR)	55%			2024	\$333,400	10	\$24,100	
Metal Panel	5%	Now	\$5,000	2034	* *			
		_	ents, Extent : Mod d At East Side	erate, Ar	rea Affected : 15%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	ected : 10%			
	Location	: Over Sta	ir At East Side					
Metal Panel	3%			2042	* *	10	\$2,400	
Single Ply Membrane	27%			2034	* *	10	\$11,800	
single 1 ly Welliotane		ervation. F	Extent : Moderate, A		ected : 50%	10	Ψ11,000	
		: 2005 Wi		1,00,11,50				
			rete Pavers Over M	1embran	e			
Sloped Glazing		Now	\$26,100	LIFE	**	5	\$58,400	
Stoped Glazing			\$20,100 Extent : Light, Area			3	φ30, 4 00	
	Location		mem . Eigin, med	ijjecieu	. 570			
Soffits	2000000	. 2000						
Metal Panel	100%			2049	* *	5-10		

Interior

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

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

Asset #: 2368

Architecture		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								I.
Floors								
Carpet	8%			2025	\$54,300	3	\$8,300	
Cast in Place Concrete	18%	2-4	\$5,000	LIFE	* *	5	\$20,500	
			xtent : Light, Area oor Of 2005 Wing	Affected	: 5%			
Ceramic Tile	4%			2038	* *	5	\$2,100	
Terrazzo	5%	Now	\$6,200	LIFE	* *	5	\$2,000	
	_	Crumbling, : Steps In	Extent : Light, Ard Basement	ea Affect	ed : 10%			
Vinyl Tile	37%	Now	\$8,400	2034	* *	3	\$7,200	
	_	_	Extent: Moderate		ffected : 2%			
			oor Near Boiler Are					
			: Moderate, Area	Affected	: 10%			
	Location	: Through	out					
Vinyl Tile 9" X 9"	3%			2029	\$17,600	3	\$800	
Wood	25%			2057	* *	5	\$24,400	
Interior Walls								
Ceramic Tile	2%			2038	* *	5	\$800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,500	
Gypsum Board	68%			LIFE	* *	5-10	\$44,700	
Masonry: Brick	5%			LIFE	**	10	\$600	
Plaster	15%			LIFE	* *	5-10	\$4,900	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$1,000	
Ceilings	250/			2024	* *	-	#17 000	
AcousTileConcealSpLn		N.T.	#4.200	2034	* *	5	\$15,800	
AcousTileSusp.Lay-In	20%		\$4,200	2042		5	\$5,100	
		issing Liem : Through	ents, Extent : Mod	eraie, Ar	ea Ajjeciea : 5%			
		_	Extent : Moderate	Area A	ffected · 5%			
	_	: Through		, 1110011	jjecica i 570			
Exposed Concrete	5%			LIFE	* *	5-10	\$3,200	
Gypsum Board		Now	\$3,100	LIFE	* *	5-10 5	\$19,000	
Gypsuin Board			Extent : Light, Are		ed · 2%	3	\$19,000	
			idows Of Education					
			xtent : Light, Area					
			idows Of Education					
Plaster	20%	Now	\$6,800	LIFE	* *	5	\$6,300	
		Crumbling, : East Stai	Extent : Moderate ir	, Area Ą	ffected : 2%			
	Water Per		xtent : Moderate, A	Area Affe	cted : 5%			

Site Enclosure

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

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

Asset #: 2368

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

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

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

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

Asset #: 2368

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System	% of Fail Date Estimated C	Cost Year E	Stimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY		(Yrs)		
Туре	, ,					
Under 600 Volts						
Wiring						
Thermoplastic	60%	2039	* *	1		
Thermoplastic	40%	2049	* *	1		
Motor Controllers						
Locally Mounted	60%	2034	* *	5	\$200	
Locally Mounted	40%	2042	* *	5	\$100	
Ground						
Grounding Devices	500/		ماد ماد	_	4000	
Generic	50%	LIFE	**	5	\$800	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: Basement					
	Explanation : Metal Water Pipe					
Generic	50%	LIFE	* *	5	\$800	
Lighting						
Interior Lighting						
Fluorescent	40%	2029	\$67,800	10	\$18,800	
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location : Old Building					
	Explanation: T-12 Lamps					
Fluorescent	20%	2034	* *	10	\$9,400	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location: New Building					
	Explanation: T-8 Lamps					
Incandescent	20%	2029	\$126,900	2	\$200	
Incandescent	10%	2034	* *	2	\$100	
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location: Galleries					
	Explanation: Track Lights					
LED	10%	2034	* *			
Egress Lighting						
Emergency, Battery	30%	2029	\$21,200	10	\$3,700	
Emergency, Battery	20%	2034	* *	10	\$2,500	
Exit, LED	5%	2057	* *	1	. ,	
Exit, Service	30%	2029	\$4,200	1		
Exit, Service	15%	2034	* *	1		
Exterior Lighting						
HID	20%	2034	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	50%					
-		2034	* *	1	\$9,600	
Generic	50%	2057				
Generic Fire/Smoke Detection	50%	2034			4,,,,,,	
Fire/Smoke Detection No Component	50%	2031			4-,	

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

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

Asset #: 2368

\$3,800 erve The \$3,800 \$10,100	Priority
\$3,800 \$10,100	
\$10,100	
\$10,100	
\$6,300	
\$6,300	
\$6,300	
Ψ0,500	
\$2,500	
e Building.	
\$2,300	
\$1,500	
\$11.100	
ψουυ	

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

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

Asset #: 2368

Mechanical		Current Repair		Future Replacement		Maintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	FY		(Yrs)	233333	
Type		•			•		
Air Conditioning							
Conversion Equipment	250/		2020	¢104.000	1	¢.c.000	
Reciprocating	25%		2029	\$104,000	1	\$6,000	
Compr/Chiller Ext Pkg Unit -	40%		2034	* *	2	¢1 200	
Heating/Cooling	40%		2034		2	\$1,300	
Ext Pkg Unit -	30%		2024	\$184,200	2	\$900	
Heating/Cooling	3070		2024	\$104,200	2	\$900	
Split Unit	5%		2029	\$52,300			
Distribution	370		2027	ψ32,300			
CW & CHW Wtr	30%		2049	* *	4	\$1,100	
Pipe/Pump	3070		2017		•	ψ1,100	
No Component	70%						
Terminal Devices	, 0 / 0						
Air Handler/Cool/Ht	5%		2034	* *	1	\$1,600	
Fan Coil - 4 Pipe	25%		2034	* *	1	\$4,100	
No Component	70%				-	Ψ1,100	
Heat Rejection	, , , ,						
Water Cooling Tower	10%		2027	\$18,600	2	\$5,200	
No Component	90%			Ψ10,000	_	\$0, 2 00	
Dehumidifier Dehumidifier	, , , ,						
No Component	70%						
Generic	30%		2027	\$100			
Ventilation				4-44			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$45,300	
Exhaust Fans							
Roof	50%		2034	* *	2	\$800	
Roof	50%		2029	\$40,700	2	\$800	
Plumbing				•			
H/C Water Piping							
Brass/Copper	40%		2049	* *	1		
Galvanized Steel	60%		2034	* *	1		
Water Heater							
Gas Fired	100%		2027	\$29,900	2	\$700	
		servation, Extent : Light, Area		l : 100%			
		a: South And North Wing Bas	ements				
	Explana	tion : 2 Units Observed					
Sanitary Piping					_		_
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2034	* *	4	\$1,100	
Sewage Ejector(s)							
Electric	100%		2034	* *	4	\$2,000	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX MUSEUM OF THE ARTS

Asset #: 2368

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

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO ANIMAL COMMISSARY BARN
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.500 / 2188 Yr Built/Renovated : 1935 /

Area Sq Ft : 6,375 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$38,400
Total		\$38,400
Importance Code B		\$38,400
Total		\$38 400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,600	_	\$3,300	
Interior Architecture			\$4,600	
Electrical		\$100		
Mechanical				
Total	\$26,700	\$100	\$8,000	
Importance Code A	\$26,600		\$3,300	
Importance Code B		\$100	\$4,600	
Total	\$26,700	\$100	\$8,000	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Asset #: 2188

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls					ats ats	_	444000	
Masonry: Brick	70%			LIFE	* *	5	\$14,900	
Metal Sect. OHD	10%			2032	* *	5	\$6,700	
Pre-Cast Concrete	10%			LIFE	* *	5	\$6,900	
Stucco Cement	5%	2-4	\$6,300	2032	* *	5	\$1,300	
			Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Various	Locations					
Wood	5%	2-4	\$11,400	2032	* *	5	\$2,700	
	•		nt : Moderate, Area ve Trim - Various I					
Windows								
Wood	Deteriora	Now ted Finish, i : Through	\$8,900 Extent : Moderate, out	2052 Area Afj	* * fected : 50%	5	\$1,600	
		ecay, Exter : Through	nt : Moderate, Area out	ı Affected	d : 50%			
		Inefficient, : Through	Extent : Moderate out	, Area Ą	ffected : 100%			
Roof								
Asphalt Shingle	100%			2036	* *	10	\$1,500	
Interior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$10,800	
Wood	50%			2042	* *	5	\$9,300	
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings				_				
Exposed Struc: Wood	100%			LIFE	* *			

Electrical	Current Repair	Future Replac	ure Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,600	5		
	Other Observation, Extent : Moderate,	Area Affected: 10	00%			
	Location: Basement					
	Explanation : Main Service Disconne Corroded	ect Switch Is Rated	At 200 An	ıperes. E	Enclosure Is	
Raceway						
Conduit	50%	2027	\$7,100	1		
Conduit	50%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	65%	2026	\$9,900	5	\$100	
Molded Case Bkrs	30%	2035	* *	5	\$100	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO ANIMAL COMMISSARY BARN

Asset #: 2188

Electrical	trical Current Repair Future Replacement		placement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Wiring							
Thermoplastic	70%	2027	\$13,000	1			
Thermoplastic	30%	2037	* *	1			
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	100%	2027	\$38,400	10	\$6,100		
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Area Aff	fected : 100%				
	Location : Throughout Th	e Building					
Exterior Lighting							
HID	20%	2027	\$4,900	10			
No Component	80%						

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

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO ANIMAL HOLDING - SHELTER BLDG.

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 18,100 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116670

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$80,400	\$37,600
Interior Architecture		\$54,800
Electrical		\$88,000
Mechanical	\$51,800	\$169,400
Total	\$132,300	\$349,800
Importance Code A	\$80,400	\$37,600
Importance Code B	\$51,800	\$312,200
Total	\$132,300	\$349.800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,300		\$16,900	
Interior Architecture	\$47,300		\$1,500	
Electrical	\$14,600	\$2,700	\$38,100	\$2,800
Mechanical	\$8,000	\$3,500	\$7,200	\$3,400
Total	\$85,200	\$6,200	\$63,700	\$6,300
Importance Code A	\$16,200	\$900	\$17,800	\$900
Importance Code B	\$52,400	\$5,300	\$45,900	\$5,400
Importance Code C	\$16,600			
Total	\$85,200	\$6,200	\$63,700	\$6,300



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

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

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		iscoloring, : All Faca	Extent : Moderate des	LIFE e, Area A	* * ffected : 20%	5	\$16,100	
Concrete Masonry Unit	Vertical Ci	Now racks, Exte : Chimney	\$5,400 nt : Severe, Area A	LIFE ffected :	**	5	\$400	
Metal Coiling Doors	12%			2032	* *	5	\$8,000	
Wood	70%	0-2	\$80,400	2040	* *	5	\$37,600	
	Location Split/Crack	: All Faca	des : Moderate, Area		ea Affected : 15%			
Windows								
Metal Louvers	10%			2030	* *	10	\$3,000	
No Component	90%							
Roof								
Single Ply Membrane	85%			2032	* *	10	\$12,900	
Skylight, Metal/Glass	15%	4+	\$6,800	2037	* *			
			Extent : Moderate, Curb Of Skylights	Area Afj	fected : 15%			
nterior								
Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$54,800	
	Location	: Through	xtent : Light, Area out Corridors locking Rubber M					
Ceramic Tile	3%	ion . Inter	tocking Rubber 141	2030	**	5	\$800	
Quarry Tile	7%			2030	* *	5	\$2,900	
Interior Walls	7 / 0			2032			\$2,900	
Concrete Masonry Unit	_	4+ iscoloring, : Through	\$14,800 Extent : Moderate out	LIFE e, Area Ą	* * ffected : 20%	5	\$5,200	
Glass: Single Pane	5%			LIFE	* *	5	\$800	
Metal Security Bars	15%			LIFE	* *			
J	Other Obs		xtent : Light, Area Holding Cells		! : 100%			
	Explanat	ion : Custo	m Security Bars					
Plaster	20% Cracking/0	0-2 Crumbling,	\$1,800 Extent : Moderate	LIFE , Area Aj	* * ffected : 10%	5	\$1,300	

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

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

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

Asset #: 2809

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Ceilings				
Exposed Struc: Wood	85% Now \$30,300	LIFE **		
	Dry Rot/Decay, Extent: Moderate, Area	a Affected : 15%		
	Location: Interior Curbs Of Skylights			
	Water Penetration, Extent: Moderate, A			
	Location: Interior Curbs Of Skylights	3		
Plaster	15%	LIFE **	5 \$2,600	

Electrical	Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch F	Rated At 80	0 Amperes			
Transformers						
Dry Type	100%	2025	\$16,100	5	\$100	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 112.5 Kva, 480hv-208	2/120lv				
Switchgear / Switchboard			*	_		
Fused Disc Sw	50%	2027	\$49,900	5		
Fused Disc Sw	50%	2037	* *	5		
Raceway	000/	•••	***			
Conduit	80%	2027	\$22,700	1		
Conduit	20%	2037	* *	1		
Panelboards				_	****	
Fused Disc Sw	15%	2026	\$4,600	5	\$100	
Molded Case Bkrs	85%	2026	\$25,900	5	\$400	
Wiring	200/	2025	* *			
Thermoplastic	20%	2037		1		
Thermoplastic	80%	2027	\$38,200	1		
Motor Controllers	500 /	2025	Ø15 100	_	#100	
Locally Mounted	50%	2025	\$15,100	5	\$100	
Motor Control Center	50%	2025	\$15,100	5	\$200	
Ground						
Grounding Devices	1000/ 0.2 #0.700	LIDD	* *	-	Ф200	
Generic	100% 0-2 \$9,700			5	\$300	
	Other Observation, Extent : Moderate Location : Water Main	, Area Affe	ctea : 100%			
C4	Explanation: Corroded					
Stand-by Power						
Transfer Switches Automatic	100%	2032	* *	1	\$5,600	
Automatic	10070	2032		1	\$3,000	

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

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

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

Asset #: 2809

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2030	* *	1	\$7,000	
	Other Observation, Extent: Mod		: 100%			
	Location: Outside The Buildin	-	P.1			
Batteries	Explanation : Emergency Gen	erator Katea At 125	Kilowatts			
Batteries Lead/Acid	100%	2020	¢1 500	5	\$700	
Fuel Storage	100%	2020	\$1,500	5	\$700	
Main Tank	100%	2042	* *	5	\$500	
Maii Tank	Other Observation, Extent: Mod		. 100%	3	\$300	
	Location : Outside	.e, 11. eu 11,,, eereu	. 100,0			
	Explanation : No Available No	meplate Rating Cap	acitv			
Lighting	•	1 0 1				
Interior Lighting						
Fluorescent	95%	2035	* *	10	\$15,800	
	=	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building				
Incandescent	5%	2022	\$11,700	2		
Egress Lighting						
Emergency, Service	40%	2022	\$3,600	1		
Emergency, Battery	10%	2022	\$2,500	10	\$400	
Exit, Service	50%	2022	\$3,100	1		
Exterior Lighting						
HID	20%	2022	\$14,000	10		
No Component	80%					
Alarm						
Security System	700/					
No Component	70%	2027	¢16 000	1	\$2,000	
Generic	30% Other Observation, Extent : Mod	2027 Jarata Arga Affactad	\$16,800	1	\$2,000	
	Location: Outside	иетине, Атей Аујесней	. 100/0			
	Explanation : CCTV Surveilla	nce Camera				
Fire/Smoke Detection	2p contactor . CC1 , Surveited	.cc cumora				
Generic, Digital	100%	2035	* *	1-3	\$11,500	
Concrete, Digital	Other Observation, Extent : Mod		: 100%		ψ11,500	
	Location: Throughout The Bu					
	Explanation : Strobe Lights, M.	_	Alarm Bells A	nd Horns	,	

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

Heating

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

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

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

Asset #: 2809

Mechanical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		• • • •	de de	_	4.5. co.o.	
Fuel Oil No 2	Location	ervation, Extent : Light, Are : Yard ion : (1) 10,000 Gallon Tank		* * : 100%	5	\$5,600	
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$9,000	
	Location	ervation, Extent : Light, Area : Basement					
D' 4 last's a	Explanati	ion: (2) #2 Oil Burning Hot	Water Bo	ulers			
Distribution Hot Wtr Piping/Pump	100%		2035	* *	4	\$900	
Terminal Devices	10070		2033		4	\$900	
Air Handler	80%		2032	* *	1	\$9,000	
Fan Coil Unit/Heat	20%		2022	\$51,800	1	\$1,200	
Air Conditioning	2070		2022	\$31,000	1	\$1,200	
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment	10070						
Window/Wall Unit	2%		2022	\$700	1		
No Component	98%			Ψ,00	-		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,100	
Exhaust Fans							
Interior	50%		2027	\$30,800	2	\$300	
Roof	30%		2032	* *	2	\$200	
Roof	20%	0-2 \$5,700	2037	* *	2	\$100	
	On Extende Location	ed Life, Extent : Moderate, A : Roof	Area Affec	ted : 20%			
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2037	* *	1		
Galvanized Steel	20%		2032	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2037	* *	4	\$2,700	
	Location	ervation, Extent : Light, Are : Boiler Room					
	Explanati	ion : 2 Domestic Hot Water	Tanks Wit	h Hot Water Coil			
Sanitary Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

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

Asset #: 2809

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2027	\$5,000	4	\$700	
	Other Observation, Extent: Light,	Area Affected : 1	00%			
	Location: Yard					
	Explanation: 1 Unit					
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2027	\$169,400	1-2	\$5,100	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO ANIMAL HOSPITAL-#12

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 25,946 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116671

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$64,400	
Mechanical	\$477,000	\$92,500
Total	\$541,400	\$92,500
Importance Code B	\$541,400	\$92,500
Total	\$541,400	\$92,500

Total	\$139,600	\$10,900	\$22,900	\$116,500
Importance Code C	\$14,100			
Importance Code B	\$72,000	\$9,600	\$13,800	\$115,200
Importance Code A	\$53,500	\$1,300	\$9,100	\$1,300
Total	\$139,600	\$10,900	\$22,900	\$116,500
Mechanical	\$53,400	\$6,400	\$11,000	\$7,500
Electrical	\$6,700	\$4,500	\$4,200	\$4,000
Interior Architecture	\$33,000			\$105,000
Exterior Architecture	\$46,500		\$7,700	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	000/					_	000	
Masonry: Brick Cavity	88%			LIFE	* *	5	\$33,000	
Metal Coiling Doors	2%			2032	* *	5	\$2,300	
Metal: Cage/Fence Window Wall	8% 2%	N I	\$3,700	2032 2047	* *	5	\$13,100	
window wan			\$3,700 Extent : Moderate, 1			5	\$1,400	
		_	xieni . Moderdie, 1 trance At East Fac		eciea . 1576			
Windows								
Aluminum	90%			2035	* *	5	\$4,400	
Metal Louvers	10%			2030	* *	10	\$3,000	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$3,600	
Pre-Cast Concrete	10%			LIFE	* *	5	\$2,500	
Roof								
IRMA/Protected	20%	Now	\$9,400	2027	\$31,400			
Membrane	D	1/1/1:	, Extent : Moderat	. 4	1.001 - 250/			
		•			ajjeciea : 25% ed Water From Roc	of		
Metal Panel	60%	Now	\$26,700	2032	* *			
	Other Obs Location Explana	servation, E 1 : Through tion : Ice D		ea Affecte	ed : 20%			
Modified Bitumen	5%			2027	\$13,400	10	\$1,000	
Single Ply Membrane	Drains Inc	Now ad/Misposn a: West Ro	\$1,600 s, Extent : Moderate of	2032 e, Area A	* * Affected : 10%			
Skylight, Metal/Glass	5%			2037	* *	10	\$3,200	
Interior								
Floors	200/			2022	#101 100	2	017.700	
Carpet	20%			2023	\$101,100 * *	3	\$15,500	
Cast in Place Concrete	40%			LIFE	**	5	\$33,900	
Quarry Tile	5% 35%		\$64.400	2040 LIFE	* *	5 5	\$2,900	
Terrazzo			\$64,400 Extent : Moderate			3	\$10,600	
	_	_	he Corridor Edges,					
Interior Walls								
Concrete Masonry Unit	70%	Now	\$14,100	LIFE	* *	5	\$12,400	
•			xtent : Severe, Are		ed : 5%			
	Location	: At Patho	ology Suite					
Glass: Single Pane	5%			LIFE	* *	5	\$1,700	
Gypsum Board	20%			LIFE	* *	5	\$5,300	
Plywood/Hardboard	5%			LIFE	* *			

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

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

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

Asset #: 2348

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior			•		•			
Ceilings								
AcousTileSusp.Lay-In	65%			2040	* *	5	\$25,200	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Gypsum Board	20%			LIFE	* *	5	\$9,700	
Gypsum Board	5%	0-2	\$1,000	LIFE	* *	5	\$2,400	
• •	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Field Vet	erinarian Office					

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cor (Yrs)	et Priority					
Over 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2037 **	3						
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Outside								
	Explanation: No Available Namepl								
Fused Disc Sw	50%	2047 **	3 \$100)					
		Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Outside								
	Explanation: Main Service Switch	Rated At 200 Amperes, 4160	Volts						
Transformers	5 00/		•						
Dry Type	50%	2032 **	3 \$100)					
		Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room	400 9 7 7 7							
	Explanation: One 225 Kva, 4160hv								
Dry Type	50%	2040 **	3 \$100)					
	Other Observation, Extent: Moderate, Area Affected: 100%								
	_	Location: Outside The Building							
=	Explanation: 1000 Kva, 4160hv-48	30/277lv							
Feeders	500/	2025 **							
Cable	50%	2033	1						
Cable	50%	2043 **	1						
Raceway	500/	2027 **	1						
Conduit	50%	2037	1						
Conduit	50%	2047 **	1						
Under 600 Volts									
Service Equipment Air Circuit Breaker	50%	2037 **	5 \$100	`					
Air Circuit Breaker	• • • •		3 \$100	,					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
	Explanation: Main Service Switch Rated At 400 Amperes.								
F 1 D: C	50%		5 \$100	1					
Fused Disc Sw		2037	5 \$100)					
	Other Observation, Extent : Moderate Location : Outside	e, Area Affectea : 100%							
		Datad At 800 Ammana							
	Explanation: Main Service Switch.	канеа At 800 Amperes.							

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

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

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

Asset #: 2348

Electrical	Current Repair	Future Replacement	Maintenance						
System	% of Fail Date Estimated C	ost Year Estimated Cost	Cycle	Estimated Cost	Priority				
Component	Total (Years)	FY Estimated 3050	(Yrs)		33				
Type									
Under 600 Volts									
Transformers	250/	2022 **	_						
Dry Type	35% Other Observation Extent Modern	2032	5						
	Other Observation, Extent : Modera Location : Electrical Room	ате, Агеа Ајјества : 100%							
		208/1201.							
ъ. т	Explanation: One 75 Kva, 480hv								
Dry Type	35%	2032	5						
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Barn								
	Explanation: One 15 Kva, 480hv								
Dry Type	30%	2032 **	5						
	Other Observation, Extent : Modera	ate, Area Affected : 100%							
	Location : Mechanical Room	200/1201							
0.51 /0.51	Explanation: One 30 Kva, 480hv-	-208/120lv							
Switchgear / Switchboard	1000/	2027 **	_	6500					
Molded Case Bkrs	100%	2037 **	5	\$700					
Raceway	0.50/	2027 **	4						
Conduit	95%	2037	1						
Conduit	5%	2047 **	1						
Panelboards	100/	2035 **	_	#100					
Fused Disc Sw	10%	2033	5	\$100					
Molded Case Bkrs	85%	2033	5	\$600					
Molded Case Bkrs	5%	2043 **	5						
Wiring	050/	2037 **	1						
Thermoplastic	95%	2037	1						
Thermoplastic	5%	2047 **	1						
Motor Controllers	500/	2022 **	-	¢100					
Locally Mounted	50%	2032	5 5	\$100					
Motor Control Center	50%	2032 **	3	\$400					
Grounding Devices									
Grounding Devices Generic	100%	LIFE **	5	\$400					
Stand-by Power	10070	LIFE	3	φ + υ0					
Transfer Switches									
Automatic	50%	2040 **	1	\$4,000					
Automatic	50%	2032 **	1	\$4,000					
Generators	2070	2002	1	Ψ 1,000					
Diesel	50%	2030 **	1	\$5,000					
210001	Other Observation, Extent : Modera		1	Ψ5,000					
	Location: Outside								
	Explanation: Emergency General	tor Rated At 80kw							
Diesel	50%	2036 **	1	\$5,000					
Diesei	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Outside								
	Explanation : Emergency General	tor Rated At 610kw							
Batteries	Expunction . Emergency General	or raica in orony							
Lead/Acid	50%	2021 \$800	5	\$500					
Lead/Acid	50%	2021 \$800	5	\$500 \$500					
	nates are in current dollars and are not as			ΨΣΟΟ					

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

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

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

Asset #: 2348

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Fuel Storage	-00/		de de	_	** ***		
Day Tank	50%	2035	**	5	\$2,400		
	Other Observation, Extent : Moderate						
		Location: Outside					
	Explanation: 55 Gallons Rated Cap		* *				
Main Tank	50%	2055		5	\$400		
	Other Observation, Extent : Moderate	, Area Affecte	d: 100%				
	Location: Outside						
T 1. 1. 21	Explanation: 2000 Gallons Rated C	арасіту					
Lighting Interior Lighting							
Fluorescent	98%	2035	* *	10	\$23,300		
Tuorescent	T-8 Lamps And Fixtures, Extent: Mod		ffected · 100%	10	\$25,500		
	Location: Throughout The Building	-	jjecica i 10070				
Fluorescent	2%	2035	* *	10	\$500		
Fluorescent	- / 3			10	\$300		
	Other Observation, Extent : Light, Area Affected : 100% Location : Morgue Room						
	Explanation : T-5 Lamps						
Egress Lighting	Exprenential 1 5 Lamps						
Emergency, Service	20%	2032	* *	1			
Emergency, Battery	30%	2027	\$10,700	10	\$1,900		
Exit, Service	50%	2027	\$4,400	1	4-,		
Exterior Lighting			. , ,				
HID	30%	2032	* *	10			
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%	2027	\$16,000	1	\$1,900		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Hallways						
	Explanation: Intrusion Alarm Only;	Motion Senso	ors				
Fire/Smoke Detection							
Generic, Digital	100%	2032	**	1-3	\$16,500		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Throughout The Building Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights And Horns						
	Explanation : Smoke Detectors, Man	ual Pull Stati	ons, Alarm Bell	s, Strobe	Lights And Horns		

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

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

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

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

Asset #: 2348

Mechanical		Current Repair Future Replacement Mai			aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	100/	3. T	Φ.Σ. 0.0.0	2027	* *		ф1 2 00	
Furnace	Damaged,		\$5,800 evere, Area Affecte ete Unit, Barn	2037 d: 10%	* *	1	\$1,200	
Hot Water Boiler	Location	ervation, E : 2nd Floc on : 1 Uni		2032 Affected	* *	1	\$11,500	
Distribution								
Hot Wtr Piping/Pump	90%			2035	* *	4	\$1,200	
No Component	10%							
Terminal Devices	000/	Morri	¢27.000	2022	¢270 000	1	¢11 600	
Air Handler	Other Obse Location	: Old Sect			\$279,000 ected : 60% fficient Heat And A	1 C In The	\$11,600	
Convector/Radiator	10%	on . megji	ciem omi. There is	2032	**	1	\$800	
No Component	10%			2032		1	\$800	
Air Conditioning	10/0							
Energy Source								
Electricity	35%			2035	* *	1		
Natural Gas	65%			2047	* *	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	65%			2032	* *	1	\$18,300	
	Location	: Adjoinin	Extent : Light, Area g House it, Refrigerant Lith					
Reciprocating	15%			2027	\$31,600	1	\$1,800	
Compr/Chiller	R-22 Refrig Location		tent : Light, Area A d	ffected :	15%			
Exterior Pkg Unit - Cooling	10%			2027	\$20,100	2	\$200	
Cooling		gerant, Ext	tent : Light, Area A The Roof	ffected :	20%			
No Component	10%							
Distribution								
CW & CHW Wtr	80%			2047	* *	4	\$1,000	
Pipe/Pump	2001							
No Component	20%							
Terminal Devices Air Handler/Dir Expansion	15%			2027	\$37,400	1		
Air Handler/Cool/Ht	65%			2022	\$162,700	1	\$10,400	
All Handlet/Cool/Hi				_ ~	W-0-9100	-	4 - 09 100	

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

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

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

Asset #: 2348

Mechanical		Current R	epair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Heat Rejection Air Cooled Condenser Unit	15%			2027	\$6,800	2	\$2,700		
Water Cooling Tower	Corroded,	Now Extent : Se : Rear Yar	\$5,500 vere, Area Affected d	2025 d : 20%	\$55,100	2	\$13,600		
No Component	20%								
Dehumidifier									
No Component	80%								
Generic	20%	Now	\$9,300	2032	* *				
	Location	: 2nd Floor	xtent : Severe, Are r Mechanical Rooi demn Units		ed : 20%				
Ventilation	Елринин	on . 5 con	aenin Onns						
Distribution									
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$13,000		
No Component	10%					- 0	\$12,000		
Exhaust Fans									
Interior	40%			2022	\$35,300	2	\$300		
Roof	50%			2027	\$20,600	2	\$400		
Wall Unit	10%			2027	\$900	2	\$100		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2037	* *	1			
Water Heater									
Gas Fired	100%			2025	\$15,100	2	\$400		
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,500		
Fixtures Generic	100%								

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO AQUATIC BIRD HOUSE-#7
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 20,110 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116672

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$525,500	
Interior Architecture	\$140,100	
Electrical	\$74,600	\$228,000
Mechanical		\$36,000
Total	\$740,200	\$264,000
Importance Code A	\$525,500	
Importance Code B	\$214,700	\$264,000
Total	\$740,200	\$264,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,900			\$2,400
Interior Architecture	\$11,600		\$16,500	
Electrical	\$10,000	\$400	\$27,700	\$200
Mechanical	\$14,800	\$3,600	\$34,700	\$3,100
Total	\$48,300	\$4,000	\$79,000	\$5,600
Importance Code A	\$12,900	\$1,000	\$1,000	\$3,400
Importance Code B	\$35,300	\$3,000	\$77,900	\$2,200
Importance Code C				
Total	\$48,300	\$4,000	\$79,000	\$5,600



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

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

Asset #: 2324

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	000/ 37	#140.100		ale ale	-	#22 5 00	
Masonry: Brick	90% Now Diagonal Cracks, Ex Location: Southwe				5	\$22,700	
	Efflorescence, Extend Location : Various	0		%			
	Horizontal Cracks, E Location : Bulkhea		Area Affe	cted : 15%			
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,100	
Window Wall	5% Recent Replace Evid Location : Main Er	_	2053 Area Aff	* * ected : 100%	5	\$4,700	
Windows							
Aluminum	90%		2035	* *	5	\$600	
Metal Louvers Parapets	10%		2030		10	\$400	
Masonry: Brick	90% Now Cracking/Crumbling Location: Southwe			* * cted : 15%	5	\$2,700	1
	Horizontal Cracks, E Location : All Para		Area Affe	cted : 20%			
	Jnt Mortar Miss/Ero Location : All Face		te, Area 1	Affected : 20%			
	Misaligned/Bulging, Location: Southwe			ted : 20%			
	Vegetation Growth, I Location : Through	Extent : Moderate,		ected : 25%			
Masonry: Limestone	10% Now	\$9,500	LIFE	* *	5	\$400	1
1.1	Horizontal Cracks, E Location : Under C	Extent : Moderate, A	Area Affe	cted : 35%		Ψ.00	-
	Jnt Mortar Miss/Ero Location : Southwe	d, Extent : Severe,	Area Affe	ected : 25%			
	Loose Units, Extent:			,			
	Location : Southwe						
	Misaligned/Bulging,	Extent : Moderate,	Area Af	fected : 15%			
	Location : Southwe	_					
	Water Penetration, E	Extent : Light, Area	Affected	: 10%			
	Location : Coping						

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

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

Asset #: 2324

Architecture		Current I	Repair	air Future Replacer		placement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof								
Metal Panel	Water Pen		\$1,800 Extent : Moderate, A d Above Stair @ Ro					
Modified Bitumen	Location Drains Inc	xtent : Sev : Various	\$256,800 ere, Area Affected : Locations Through , Extent : Severe, A out	out	* * cted : 50%			
	Location Ponding, I Location Worn/Eroe	: At Parap Extent : Mo : Through	: Moderate, Area	ted : 35%	6			
Skylight, Metal/Glass			\$81,500 ked, Extent : Mode st Side, Throughout					
nterior								
Floors Asphalt Poured	65%			2032	* *	5	\$9,800	
Cast in Place Concrete	20%			LIFE	* *	5	\$13,200	
Panel/Paver: Cer/Brk	5%			2035	* *	5	\$3,400	
Quarry Tile	5%			2032	* *	5	\$2,300	
Steel Plate		Now	\$140,100	LIFE	* *	1	Ψ2,300	
Steel I late	Corrosion	Rusting, E	extent : Severe, Arec eads And Risers		d : 35%	1		
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$2,800	
Glass: Special Gauge	10%			LIFE	* *	1		
Plaster	10%			LIFE	* *	5	\$700	
Plaster	20%			LIFE	* *	5	\$1,400	
	Location	: Through	Extent : Light, Area out Exhibit Areas I Painted Murals	Affected	! : 100%			
SGFT/Glazed Masonry	30%	ion . Hund	1 amea Murais	LIFE	* *			
Ceilings	3070			בוו בי				
AcousTileSusp.Lay-In	70%			2032	* *	5	\$21,100	
Exposed Concrete		Now	\$9,900	LIFE	* *	5	\$900	
	Spalling, I	Extent : Sev	vere, Area Affected Tolding Cages In W	: 10%				
Gypsum Board	10%			LIFE	* *	5	\$3,800	

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

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

Asset #: 2324

Priority
)))))

Alarm

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

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

Asset #: 2324

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	t Priority
Alarm				
Security System				
No Component	80%			
Generic	20%	2027 \$12,400	1 \$1,500	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location : Hallways			
	Explanation: Intrusion Alarm Only; M	Aotion Sensors		

Mechanical	Curr	Current Repair		Replacement	Maintenance		
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	**	1		
		on, Extent : Light, Area	Affected:	100%			
		Floor Boiler Room					
	Explanation : (Cogeneration Hot Wate	r From Po	wer Plant To Wa	rm-up Tl	ne Boilers	
Conversion Equipment	1000/		• • • • •	di di		40.000	
Hot Water Boiler	100%		2040	**	1	\$9,900	
		on, Extent : Light, Area	Affected:	100%			
		Floor Boiler Room					
	Explanation : .	Unit And 1 Cogenera	ted Hot Wo	iter Heat Exchan	ger		
Distribution	1000/		2025	* *		#1 000	
Hot Wtr Piping/Pump	100%		2035	* *	4	\$1,000	
Terminal Devices	7 00/		2022	* *		4.6.200	
Air Handler	50%		2032		1	\$6,200	
Convector/Radiator	35%		2025	\$36,000	1	\$2,300	
Unit Heater - Steam	15%		2022	\$10,300	4	\$300	
Air Conditioning							
Energy Source	1000/		2025	* *			
Electricity	100%		2035	~ ~	1		
Conversion Equipment	200/		2025	* *		Ø1 000	
Reciprocating	20%		2035	ጥ ጥ	1	\$1,900	
Compr/Chiller	Oth on Oha om ati	on Entant Light Ange	Affected	200/			
	Location : Roo	on, Extent : Light, Area	і Ајјесіеа :	20%			
	Explanation:						
D . D . T .		Unii, K-404a	2022	* *		# 400	
Ext Pkg Unit -	30%		2032	* *	2	\$400	
Heating/Cooling	D 22 D C :		1.00 . 1 2	00/			
		t, Extent : Light, Area A	Affected : 3	0%			
	Location : Roo	Ť					
No Component	50%						
Terminal Devices							
Air Handler/Dir	20%		2035	* *	1		
Expansion							
No Component	80%						

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

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

Asset #: 2324

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	20%			2035	* *	2	\$2,800	
Unit								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,200	
Exhaust Fans								
Interior	30%			2022	\$20,500	2	\$200	
Roof	70%			2032	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2053	* *	4	\$3,000	
Sanitary Piping								
Cast Iron	100%	Now	\$7,000	LIFE	* *	1		
	_		xtent : Severe, Are acks Up Into Basen		ed : 10%			
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%	Now	\$5,500	2037	* *	4	\$800	
		Equipment, . : Basemen	Extent : Severe, Ai t	rea Affec	ted : 100%			
Fixtures								
Generic	100%							

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO BRONX ZOO STORE/ FIRST AID STA.

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$68,300	\$43,600
Electrical		\$228,700
Total	\$68,300	\$272,300
Importance Code A	\$68,300	\$43,600
Importance Code B		\$228,700
Total	\$68,300	\$272,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,600		\$1,000	\$10,200
Interior Architecture	\$4,000	\$1,100		\$96,900
Electrical	\$800	\$900	\$800	\$700
Mechanical	\$4,900	\$1,100	\$1,900	\$1,100
Total	\$13,300	\$3,000	\$3,600	\$108,800
Importance Code A	\$4,100	\$500	\$1,500	\$10,700
Importance Code B	\$9,100	\$1,900	\$2,100	\$98,100
Importance Code C		\$600		
Total	\$13,300	\$3,000	\$3,600	\$108,800



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

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

Asset #: 2800

Architecture	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Glazed Ceramic Panel	5%		LIFE	* *	5	\$4,000	
Masonry: Fieldstone	10%		LIFE	* *	5	\$1,300	
Metal Sect. OHD	10%		2040	* *	5	\$5,300	
Window Wall	3%		2047	* *	5	\$1,900	
Wood	37%		2044	* *	5	\$31,400	
	Recent Replace Evider Location: West And	=	Area Affe	ected : 100%			
Wood	5% Now	\$13,700	2032	* *	5	\$2,100	
	Dry Rot/Decay, Exten Location: Trellis At Other Observation, Ex Location: Roof Ridg Explanation: Insect	t : Moderate, Ared Main Entrance stent : Moderate, A ge And Trellis At M	Area Affe	cted : 10%			
Wood	30% Now Dry Rot/Decay, Extend Location: Soffit And Staining/Discoloring, Location: All Facad Other Observation, Ex Location: North And Explanation: Vegeto	l Facia Boards Extent : Moderate les stent : Moderate, 1 d East Facades @	, Area Aj Area Affe	ffected : 25% cted : 25%	5	\$12,700	
Windows							
Wood			20.42	.	_	#20.200	
	100%		2043	* *	5	\$20,300	
Roof Asphalt Shingle	100% 75% 0-2 Gut/DS Non Func/Mis Location : Main Fac		2036	* *	5	\$20,300	
Roof	75% 0-2 Gut/DS Non Func/Mis	s, Extent : Moder	2036	* *	5	\$20,300	
Roof Asphalt Shingle	75% 0-2 Gut/DS Non Func/Mis Location : Main Fac	s, Extent : Moder	2036 ute, Area	* * Affected : 10%		\$20,300 \$2,700	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15%	s, Extent : Moder	2036 ate, Area 2036 2027	* * Affected : 10% **	1	\$2,700	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15%	s, Extent : Moder	2036 ate, Area 2036 2027	* * Affected: 10% * * \$43,600 \$93,300	1 10	\$2,700 \$14,300	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15% 65% 5%	s, Extent : Moder	2036 ate, Area 2036 2027 2023 LIFE	* * Affected: 10% * * \$43,600 \$93,300 * *	1 10 3 5	\$2,700 \$14,300 \$1,200	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15% 65% 5% 5%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036	** Affected: 10% ** \$43,600 \$93,300 ** **	1 10 3 5 5	\$2,700 \$14,300 \$1,200 \$600	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15% 65% 5% 5% 10%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036 LIFE	* * Affected: 10% * * \$43,600 \$93,300 * *	1 10 3 5	\$2,700 \$14,300 \$1,200 \$600 \$1,200	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile	75% 0-2 Gut/DS Non Func/Mis Location : Main Face 10% 15% 65% 5% 5%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036	** Affected: 10% ** \$43,600 \$93,300 ** **	1 10 3 5 5	\$2,700 \$14,300 \$1,200 \$600	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate	75% 0-2 Gut/DS Non Func/Mis Location: Main Face 10% 15% 65% 5% 5% 10% 15%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036 LIFE 2027	** Affected: 10% ** \$43,600 \$93,300 ** **	1 10 3 5 5 5 5	\$2,700 \$14,300 \$1,200 \$600 \$1,200 \$600	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile	75% 0-2 Gut/DS Non Func/Mis Location: Main Face 10% 15% 65% 5% 5% 10% 15%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036 LIFE	** Affected: 10% ** \$43,600 \$93,300 ** **	1 10 3 5 5 5 5	\$2,700 \$14,300 \$1,200 \$600 \$1,200	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile Interior Walls	75% 0-2 Gut/DS Non Func/Mis Location: Main Fact 10% 15% 65% 5% 5% 10% 15% 5% 5% 5% 5%	s, Extent : Moder	2036 2027 2023 LIFE 2036 LIFE 2027 2036 LIFE	** Affected: 10% ** \$43,600 \$93,300 ** ** \$14,300	1 10 3 5 5 5 5 3	\$2,700 \$14,300 \$1,200 \$600 \$1,200 \$600 \$1,200 \$500	
Roof Asphalt Shingle Fiberglass Panel Single Ply Membrane Interior Floors Carpet Cast in Place Concrete Ceramic Tile Slate Vinyl Tile Interior Walls Ceramic Tile	75% 0-2 Gut/DS Non Func/Mis Location: Main Fact 10% 15% 65% 5% 5% 10% 15%	s, Extent : Moder	2036 2036 2027 2023 LIFE 2036 LIFE 2027	** Affected: 10% ** \$43,600 \$93,300 ** ** ** \$14,300	1 10 3 5 5 5 5 3	\$2,700 \$14,300 \$1,200 \$600 \$1,200 \$600	

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

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

Asset #: 2800

Architecture	Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10% 4+	\$400	2032	* *	5	\$500	
	Staining/Discoloring, Ex	xtent : Moderate,	Area Aj	ffected : 10%			
	Location : Store Area		_	-			
Exposed Struc: Wood	85%		LIFE	* *			
Plaster	5%		LIFE	* *	5	\$300	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		<u> </u>				
Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
	Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Main Service Switch Ro	Area Affec				
Transformers	Explanation . Main Service Switch Re	<i>iieu 11i 400</i>	Timperes.			
Dry Type	100%	2032	* *	5		
Dry Type	Other Observation, Extent : Moderate,		rted: 100%	J		
	Location : Electrical Room	11.00.119900				
	Explanation : One75 Kva 480hv-208/	120lv And	One 45 Kva 480h	v-208/12	20lv	
Switchgear / Switchboard	r 2007			,		
Fused Disc Sw	100%	2037	* *	5		
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	95%	2035	* *	5	\$300	
Wiring						
Thermoplastic	100%	2037	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	2007	• • • =				
Fluorescent	20%	2027	\$22,500	10	\$2,000	
	Other Observation, Extent: Light, Area	ı Affected .	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	40%	2027	\$45,000	10	\$4,000	
	Other Observation, Extent : Moderate,	Area Affec	cted : 100%			
	Location: Throughout The Building					
	Explanation: Compact Fluorescent L					
Fluorescent	40%	2027	\$45,000	10	\$4,000	
	T-5 Lamps And Fixtures, Extent : Mode Location : Store Area	erate, Area	Affected: 100%			

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

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

Asset #: 2800

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2027	\$7,600	10	\$1,300	
Exit, LED	50%	2042	* *	1		
Exterior Lighting						
HID	30%	2027	\$12,700	10		
No Component	70%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2027	\$6,800	1	\$800	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location : Hallways					
	Explanation: Intrusion A	Alarm Only; Motion Sei	nsors			
Fire/Smoke Detection						
Generic, Digital	100%	2027	\$116,300	1-3	\$6,800	
	Other Observation, Extent	: Moderate, Area Affec	cted : 100%			
	Location : Throughout T	he Building				
	Explanation : Strobe Lig	hts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair	Future Replace	ement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location: External Unit					
	Explanation: Combination A (C And Furnace				
Conversion Equipment						
Furnace	100%	2032	* *	1	\$5,400	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location: (1) On The Ground	(1) On The Roof				
	Explanation: 2 External Units					
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2032	* *	2	\$700	
Heating/Cooling						
6	Other Observation, Extent : Ligh	nt, Area Affected : 100%				
	Location: (1) On The Ground	(1) On The Roof				
	Explanation: 2 Units. R-22					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,100	

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

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

Asset #: 2800

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Roof	100%		2032	* *	2	\$300	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Gas Fired	100%		2025	\$6,400	2	\$200	
Sanitary Piping							
Cast Iron	100% Now	\$3,800	LIFE	* *	1		
	Blockage /Clogged, E.	xtent : Severe, Are	a Affecte	ed : 10%			
	Location: Water Ba	cks Up Into The O	ffice				
Backflow Preventer							
Generic	100%		2032	* *	1	\$700	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2047	* *	1-2	\$3,100	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO BUG CAROUSEL

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.700 / 14214 Yr Built/Renovated : 2002 /

Area Sq Ft : 3,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Mechanical		\$59,300
Total		\$59,300
Importance Code A		\$59,300
Total		\$50.300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,600		\$3,700	\$300
Interior Architecture	\$1,100			
Electrical			\$200	
Mechanical		\$300		\$300
Total	\$36,800	\$300	\$3,900	\$600
Importance Code A	\$35,600	\$300	\$3,800	\$600
Importance Code B	\$1,200		\$200	
Total	\$36,800	\$300	\$3,900	\$600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO BUG CAROUSEL

Asset #: 14214

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,600	
Metal Panel	5%			2047	* *	5-10	\$5,900	
Metal Sect. OHD	80%			2040	* *	5	\$42,800	
Wood	5%			2032	* *	5	\$4,300	
Windows								
Aluminum	100%			2043	* *	5	\$500	
Roof								
Metal Panel	100%	2-4	\$14,200	2032	* *			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 15%			
	Location	: Perimete	r Edges And At Cl	erstory A	Area During Drivin	g Rain		
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$10,400	
Wood	20%			2055	* *	5	\$2,200	
Ceilings								
Exposed Struc: Steel	10%			LIFE	* *			
No Component	90%							

ectrical	Current Repair	Future Replacement	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
der 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2037 **	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Basement			
	Explanation: Main Service Switch Ra	ited 200 Amperes		
Transformers				
Dry Type	100%	2032 **	5	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation: One 75 Kva 480hv-208/	/120lv		
Raceway				
Conduit	100%	2037 **	1	
Panelboards				
Fused Disc Sw	10%	2035 **	5	
Molded Case Bkrs	90%	2035 **	5 \$100	
Wiring				
Thermoplastic	100%	2037 **	1	

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO BUG CAROUSEL

Asset #: 14214

Electrical	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$200	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Area Affected : 1	00%			
	Location : Basement					
HID	15%	2027 \$4,	400	10		
LED	80%	2032	* *			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment		•		•		
Radiant Heater	100%	2027	\$59,300	2	\$1,600	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Mounted On The Ceiling					
	Explanation: 12 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment		•		•		
Heat Pump Air Sourced	5%	2025	\$1,700	2		
No Component	95%					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO CENTRE FOR GLOBAL CONSERVATION

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.050 / 14215 Yr Built/Renovated : 2009 /

Area Sq Ft : 43,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

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

Block : 3120 Lot : 20 BIN : 2830645

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$58,100
Electrical	\$39,400	
Mechanical		\$78,000
Total	\$39,400	\$136,000
Importance Code B	\$39,400	\$136,000
Total	\$39.400	\$136,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,700		\$33,700	\$7,900
Interior Architecture	\$15,400	\$2,000		\$10,600
Electrical	\$4,700	\$6,000	\$5,400	\$4,500
Mechanical	\$23,100	\$16,400	\$24,400	\$22,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,900	\$28,300	\$67,400	\$49,800
Importance Code A	\$23,800	\$2,100	\$36,200	\$10,000
Importance Code B	\$45,100	\$26,200	\$31,200	\$39,700
Importance Code C				
Total	\$68,900	\$28,300	\$67,400	\$49,800



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

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

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

Asset #: 14215

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	*	
Cast in Place Concrete	10%			LIFE	* *	5	\$16,000	
Metal/Glass Curt Wall	40%	4.1	#0.100	LIFE	* *	5	\$24,000	
Pre-Cast Concrete	15% Staining/T	4+ Discolarina E	\$8,100 Extent : Moderate	LIFE		5	\$15,600	
	_	_	Of Soffits - Sout	-	-			
Window Wall	25%			2047	* *	5	\$30,000	
Wood	10%	2-4	\$8,600	2040	* *	5	\$8,000	
	_	l/Bulging, Ex : Throughou	ctent : Moderate, it	Area Aff	fected : 15%			
Windows								
Aluminum	100%			2043	* *	5	\$15,800	
Parapets								
Metal Rail	10%			2040	* *	5-10	\$8,200	
Pre-Cast Concrete	90%			LIFE	* *	5	\$25,700	
Roof Cast in Place Concrete	20%			LIFE	* *			
Cust in I face Concrete		ervation, Ext	ent : Light, Area		: 100%			
			l Ramp - Rear Fo					
	Explana	ion : Green I	Roof					
Plaza Roof: Stone Panel	s 5%			2047	* *			
Single Ply Membrane	75%			2032	* *	10	\$18,700	
Interior							•	
Floors								
Carpet	40%			2026	\$276,600	3	\$42,500	
Cast in Place Concrete	50%			LIFE	* *	5	\$58,100	
Panel/Paver: Concrete	5%			2047	* *			
			Extent : Severe, I Conference Root		ected : 2%			
Raised Access Floor	2%			2036	* *	5	\$4,000	
Wood	3%			2055	* *	5	\$3,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Glass: Single Pane	10%			LIFE	* *	5	\$4,300	
Gypsum Board	75%			LIFE	* *	5	\$25,800	
Travertine Panels	2%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$6,900	
Ceilings				2010	ماد ماد	_	4	
AcousTileConcealSpLn				2040	* *	5	\$6,600	
Exposed Concrete	40%			LIFE	* *	5	\$3,300	
Gypsum Board	30%	amortica F	ant Madauat	LIFE		5	\$19,900	
		ervanon, Ехі : Throughou	ent : Moderate, 1 ut Offices	-11еи Ај <i>је</i>	стей. 100%			
			н Одусеѕ On Popcorn Fini:	ch				
Granum Daged		ion . spray C	on i opcorn r ini		* *		¢12 200	
Gypsum Board	20%			LIFE		5	\$13,300	

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

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

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

Asset #: 14215

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2047	* *	5	\$100	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Outside					
	Explanation : Main Service Disconne	ct Switch	Rated At 1200 Am	peres		
Molded Case Bkrs	50%	2047	* *	5	\$600	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : Main Service Disconne	ct Switch	Rated At 1000 Am	peres		
Transformers						
Dry Type	100%	2040	* *	5	\$200	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: One 225 Kva 480hv-20	8/120lv &	k One 45 Kva 480h	v-208/12	20lv	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2047	* *	5	\$1,100	
Raceway						
Conduit	100%	2047	* *	1		
Panelboards						
Fused Disc Sw	10%	2043	* *	5	\$100	
Molded Case Bkrs	90%	2043	* *	5	\$1,000	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	50%	2040	* *	5	\$100	
Variable Frequency	50%	2040	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$13,200	
Generators						
Diesel	100%	2036	* *	1	\$16,700	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Outside					
	Explanation : Emergency Generator	Rated At 2	250 Kilowatts			
Batteries	1000/		±	_		
Lead/Acid	100%	2021	\$1,500	5	\$1,600	
Fuel Storage						
Main Tank	100%	2055	* *	5	\$1,300	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Outside					
	Explanation : 500 Gallons Rated Cap	acity				

Lighting

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

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

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

Asset #: 14215

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	65%	2032	* *	10	\$25,600	
	Other Observation, Extent : Light, A.					
	Location : Throughout The Buildin	g				
	Explanation: T-8 Lamps					
Fluorescent	30%	2032	* *	10	\$11,800	
	Other Observation, Extent: Light, A.	rea Affected : 100%				
	Location: Throughout The Building	g				
	Explanation: T-5 Lamps					
Fluorescent	5%	2032	* *	10	\$2,000	
	Compact Fluorescent Light, Extent:	Moderate, Area Affe	cted : 10	0%	•	
	Location : Hallways					
Egress Lighting						
Emergency, Service	50%	2032	* *	1		
Exit, LED	35%	2055	* *	1		
Exit, Service	15%	2032	* *	1		
Exterior Lighting						
Fluorescent	20%	2032	* *	10	\$800	
	Compact Fluorescent Light, Extent:	Moderate, Area Affe	cted : 10	0%		
	Location : Outside					
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	* *	1-3	\$8,200	
	Other Observation, Extent : Moderat	te, Area Affected : 10	0%			
	Location : Hallways					
	Explanation: Strobe Lights, Manua	al Pull Stations, Alari	n Bells, S	Smoke De	etectors, Horns	

Mechanical	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
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 Se	ectional Hot Water Boilers			
Distribution					
Hot Wtr Piping/Pump	100%	2049 **	4	\$3,200	
Terminal Devices					
Air Handler	100%	2032 **	1	\$26,600	

Air Conditioning

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

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

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

Asset #: 14215

Priority

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

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

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

Asset #: 14215

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Cellar, 1st, Mezzanine, 2nd	d, 3rd Floor		
	Explanation: One Unit			
Fire Suppression				
Standpipe				
Generic	100%	2053 **	1-5 \$22,500	
Sprinkler				•
Generic	100%	2053 **	1-2 \$12,000	
Fire Pump				
Generic	100%	2036 **	1 \$8,000	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO CONGENERATION PLANT
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 5,547 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116674

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$79,000
Mechanical		\$79,400
Total		\$158,400
Importance Code B		\$158,400
Total		\$158,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$49,900		\$13,000	
Interior Architecture			\$400	
Electrical	\$400	\$400	\$700	\$300
Mechanical	\$400	\$200	\$700	\$200
Total	\$50,700	\$600	\$14,800	\$500
Importance Code A	\$49,900		\$13,000	
Importance Code B	\$900	\$600	\$1,800	\$500
Importance Code C				
Total	\$50,700	\$600	\$14,800	\$500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

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

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2037 **	3	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Outside - Cogeneration Pla	ınt		
	Explanation: 7-200 Ampere, 4160V Locations	Main Disconnect Switches I	For Substations In Different	
Transformers				
Dry Type	100%	2032 **	3	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location : Outside Next To The Drive	way		
	Explanation: 1000 Kilo-volt-ampere,	4160/480/277 Volts		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Feeders						
Cable	100%	2035	* *	1		
Raceway	1000/	2027	* *	1		
Conduit	100%	2037	4-4-	1		
Under 600 Volts Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
Tused Disc SW	Other Observation, Extent : M		l : 100%	5		
	Location : Electrical And M					
	Explanation : Main Service	Switch Rated At 2000 A	Amperes.			
Transformers						
Dry Type	100%	2032	* *	5		
	Other Observation, Extent : M	loderate, Area Affectea	l : 100%			
	Location : Electrical Room					
	Explanation: One 30 Kilo-v	olt-ampere, 480hv-208	3/120lv			
Switchgear / Switchboard	1000/	• • • •	at at	_		
Fused Disc Sw	100%	2037	* *	5		
Raceway	1000/	2027	* *	1		
Conduit	100%	2037		1		
Panelboards Molded Case Bkrs	100%	2035	* *	5	\$100	
Wiring	10078	2033			\$100	
Thermoplastic	100%	2037	* *	1		
Motor Controllers	10070	2037				
Motor Control Center	50%	2025	\$20,400	5	\$100	
Motor Control Center	50%	2032	**	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2035	**	10	\$5,100	
	T-8 Lamps And Fixtures, Exte		fected : 100%			
	Location : Throughout The I	Building				
Egress Lighting	500/	2027	#2.7 00			
Emergency, Service	50%	2027	\$2,700	1		
Exit, Service	50%	2022	\$300	1		
Exterior Lighting LED	30%	2035	* *			
No Component	70%	2033				
Alarm	1070					
Fire/Smoke Detection						
Generic, Digital	100%	2027	\$58,600	1-3	\$3,400	
-,6	Other Observation, Extent : M			-	4-,	
	Location: Throughout The I					
	Explanation: Strobe Lights,	Manual Pull Stations,	Alarm Bells, S	moke De	tectors And Horns	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO CONGENERATION PLANT

Asset #: 2654

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Terminal Devices						
Fan Coil Unit/Heat	100%	2027	\$79,400	1	\$1,800	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Cogen Plant N	Iain Floor				
	Explanation: Cogen Plan			Buildir	ig Relies On	
	Residual Heat From Pow	er Generating Equipment.	•			
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Window/Wall Unit	5%	2022	\$600	1		
No Component	95%					
Ventilation						
Exhaust Fans						
Roof	50%	2027	\$4,400	2	\$100	
Wall Unit	50%	2027	\$900	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Electric	100%	2026	\$4,700	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2020	\$200	4	\$200	
Fixtures						
Generic	100%					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO CONGO GORILLA FOREST BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 40,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116675

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$343,100	\$936,500
Interior Architecture		\$1,628,000
Electrical		\$788,900
Mechanical	\$56,000	\$192,700
Total	\$399,000	\$3,546,200
Importance Code A	\$343,100	\$936,500
Importance Code B	\$56,000	\$1,095,600
Importance Code C		\$1,514,100
Total	\$399,000	\$3.546.200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,300		\$17,000	
Interior Architecture	\$33,600	\$300	\$9,600	\$11,200
Electrical	\$10,100	\$6,300	\$6,500	\$5,500
Mechanical	\$12,200	\$21,600	\$20,600	\$20,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,200	\$32,100	\$57,700	\$41,000
Importance Code A	\$3,400	\$1,600	\$19,200	\$1,600
Importance Code B	\$53,700	\$30,600	\$36,000	\$39,500
Importance Code C	\$4,100		\$2,500	
Total	\$61,200	\$32,100	\$57,700	\$41,000



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

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

Asset #: 13396

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Exterior								
Exterior Walls								
Concrete Masonry Unit	70%	Now	\$45,700	LIFE	* *	5	\$34,000	
•	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Kitchen	Entrance					
Glazed Ceramic Panel	10%			LIFE	* *	5	\$36,400	
Metal, Corrugated	5%			2037	* *	1	4,	
Window Wall	15%	Now	\$57,200	2047	* *	5	\$21,900	
	Dry Rot/D	ecay, Exter	ıt : Severe, Area A	ffected : .	5%			
			To Classrooms					
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	: Stairwell	To Classrooms					
Windows								
Aluminum	95%			2035	* *	5	\$1,500	
Metal Louvers	5%			2030	* *	10	\$500	
Parapets								
Cast in Place Concrete	15%			LIFE	* *	5	\$13,700	
Metal Rail	10%			2032	* *	5-10	\$16,000	
No Component	75%							
Roof								
Cast in Place Concrete	5%			LIFE	* *	4.0	4-2 00	
Metal Panel	5%		**	2032	**	10	\$7,300	
Modified Bitumen		Now	\$37,000	2027	\$740,500			
			lerate, Area Affect			. 1		
				_	3 And Andrill Cor	ridor		
			xtent : Moderate, A			1: - 1-4		
					or Proximate To Sk	cylights		
Skylight, Plastic	_	Now	\$60,100	2040	* *	1		
			xtent : Moderate, A					
			andrill Corridor, A	Above Ca	ige 3			
Sloped Glazing	15%		\$143,000	LIFE	* *	5	\$159,600	
	Glazing C	louded, Ext	ent : Moderate, Ar	ea Affect	ted : 30%			
	Location	: Through	out					
Interior								
Floors	100:			2025	4.601.5 00	_		
Carpet	40%			2026	\$291,200	3	\$44,700	
Cast in Place Concrete	40%			LIFE	* *	5	\$48,900	
Ceramic Tile	5%			2030	**	5	\$2,800	
Vinyl Tile	5%			2027	\$24,200 * *	3	\$1,000	
Wood	10%			2042	* *	5	\$10,500	
Interior Walls	20/			2020	* *	F	φ1 000	
Ceramic Tile	2%			2030	**	5	\$1,000	
Concrete Masonry Unit	40%			LIFE		5	\$7,800	
Fabric on Framing	30%			2025	\$1,514,100 * *	5	\$7,300	
Glass: Special Gauge	10%			LIFE	* *	1	¢4 400	
Gypsum Board	15%			LIFE	* *	5	\$4,400 \$5,100	
Operable Wall	3%			2037		5	\$5,100	

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

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

Asset #: 13396

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2032	* *	5	\$3,700	
Exposed Concrete	40%	Now	\$9,800	LIFE	* *	5	\$2,300	
-	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Above Co	age 3 And Mandril	l Corrid	or			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	25%			LIFE	* *	5	\$11,600	
Wood	20%	Now	\$7,100	LIFE	* *	5	\$65,100	
	Dry Rot/D	ecay, Exter	ıt : Severe, Area Aj	fected :	5%			
	Location	: Stairwell	To Classrooms	-				

Electrical	ctrical Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$200	
	Other Observation, Extent : Ma Location : Outside	oderate, Area Affe	cted : 100%			
	Explanation: 3- Main Servic	a Disconnact Swit	ches Pated At 1 1	200 1 12	1d 2 600 Amnaras	
Transformers	Explanation . 5- Main Servic	e Disconnect Swii	thes Raiea Ai 1- 12	200 A An	ua 2-000 Amperes.	
Dry Type	100%	2032	* *	5	\$100	
Dry Type	Other Observation, Extent: Mo		cted : 100%	3	\$100	
	Location : Mechanical Room		ciea . 10070			
	Explanation: 2-45kva, 1-112		/208/120v			
Switchgear / Switchboard		,,				
Fused Disc Sw	100%	2037	* *	5	\$200	
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	95%	2035	* *	5	\$1,000	
Wiring						
Thermoplastic	100%	2037	* *	1		
Motor Controllers						
Locally Mounted	10%	2032	* *	5		
Motor Control Center	80%	2032	* *	5	\$900	
Variable Frequency	10%	2032	* *			
Drive						
Ground						
Grounding Devices	1000/	LIPP	* *	-	0.00	
Generic	100%	LIFE	T T	5	\$600	
Stand-by Power Transfer Switches						
Automatic	100%	2032	* *	1	\$12,300	
Automatic	100/0	2032		1	\$12,500	

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

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

Asset #: 13396

lectrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power						
Generators						
Diesel	100%	2030	* *	1	\$15,500	
	Other Observation, Extent: Moderate Location: Outside	e, Area Affe	cted : 100%			
	Explanation : Emergency Generator	· Rated At 3	00 Kilowatts			
Batteries	Explanation . Emergency Generator	Ruieu Ai 3	OO Kilowalis			
Lead/Acid	100%	2020	\$1,500	5	\$1,500	
Fuel Storage	10070		\$1,000		\$1,000	
Day Tank	50%	2035	* *	5	\$3,700	
•	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: 30 Gallons Rated Cap	pacity				
Main Tank	50%	2042	* *	5	\$600	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: 200 Gallons Rated Ca	pacity				
ighting						
Interior Lighting	500/	2027	¢116.200	10	¢10.200	
Fluorescent	50% Other Observation, Extent : Light, Ara	2027	\$116,300	10	\$18,300	
	Location: Throughout The Building		. 100/0			
	Explanation: T-8 Lamps					
Fluorescent	5%	2027	\$11,600	10	\$1,800	
Tuorescent	Compact Fluorescent Light, Extent : 1				Ψ1,000	
	Location : Hallways		33			
HID	15%	2027		10	\$200	
Incandescent	30%	2027	\$154,900	2	\$300	
Egress Lighting			, , , , , , , , , , , , , , , , , , , 		*****	
Emergency, Battery	50%	2027	\$27,500	10	\$4,800	
Exit, Service	50%	2027	\$6,800	1		
Exterior Lighting						
HID	30%	2027	\$46,300	10		
No Component	70%					
larm						
Security System	700/					
No Component	70%	2027	¢27 100	1	¢4.500	
Generic	30% Other Observation, Extent: Moderate	2027	\$37,100	1	\$4,500	
	Location: Entry And Exit Points	, Агеи Ајје	. 10070			
	Explanation: Intrusion Alarm Only					
Fire/Smoke Detection	Expandition . Intruston runtil Only					
Generic, Digital	100%	2027	\$422,800	1-3	\$24,700	
, 2 -5	Other Observation, Extent : Moderate			- 0	÷= .,,, 00	
	Location : Throughout The Building					
	Explanation : Smoke Detectors, Man	nual Pull St	ations, Alarm Bell	ls, Strobe	Lights And Horns	

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

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

Asset #: 13396

Mechanical	Current R	enair	Futur	e Replacement	M	aintenance	
System							B
Component Type	% of Fail Date Total (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, Ex		Affected	: 80%			
	Location : Basement			. D			
	Explanation: Cogen	eration Hot Wate	r From P	ower Plant To Wa	rm-up Ti	ne Boilers	
Conversion Equipment	200/		2020		2	\$2.500	
Heat Pump Air Sourced		tant Light Anga	2028	. 200/	2	\$2,500	
	Other Observation, Ex Location: Roof	ieni : Ligni, Area	Ајјестеа	: 20%			
	3	U / C Dackage I	Inita				
H (W) (D 1	Explanation: 2 Elec	. H / C Fuckage C		* *	1	Φ17 000	
Hot Water Boiler	80%	utant i Liaht Anaa	2040		1	\$15,800	
	Other Observation, Ex Location : Boiler Ro	_	Ајјестеа	: 80%			
	Explanation: 2 Unit						
Distribution	Explanation . 2 Unit	3					
Hot Wtr Piping/Pump	80% Now	\$1,000	2043	* *	4	\$1,600	
110t wa 1 iping/1 ump	Insul. Deteriorating, E			Sected · 5%	7	\$1,000	
	Location: 1st Floor		111 ca 1199	. 570			
	Leak Evident, Extent:		Affected :	5%			
	Location : Valves In			2,0			
No Component	20%						
Terminal Devices	2070						
Air Handler	70%		2032	* *	1	\$17,300	
Convector/Radiator	10%		2032	* *	1	\$1,300	
No Component	20%		2032		1	Ψ1,500	
Air Conditioning	2070						
Energy Source							
Electricity	20%		2043	* *	1		
Steam/HW System	80%		2047	* *	1		
Conversion Equipment							
Absorption	80%		2036	* *	1	\$34,600	
Chiller/Steam/HW							
	Other Observation, Ex	tent : Light, Area	Affected	: 80%			
	Location: 1st Floor	AC Room					
	Explanation : Refrig	erant Lithium Bro	mide				
Ext Pkg Unit -	20%		2032	* *	2	\$500	
Heating/Cooling							
	R-22 Refrigerant, Exte	_	ffected :	20%			
	Location: 2 Units, R	Coof					
Distribution					_		
CW & CHW Wtr	80%		2047	* *	4	\$1,600	
Pipe/Pump							
No Component	20%						
Terminal Devices	000/		• • • •		_		
Air Handler/Cool/Ht	80%		2032	* *	1	\$19,800	
No Component	20%						

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

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

Asset #: 13396

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Water Cooling Tower	100%		2025	\$145,100	2	\$40,300	
Ventilation							
Distribution	1000/		LIEE	* *	2.5	#22.200	
Ductwork/Diffusers	100%		LIFE	~ ~	2-5	\$22,300	
Exhaust Fans	250/		2022	* *	2	£200	
Interior	25% 75%		2032		2	\$300	
Roof	/3%		2027	\$47,600	2	\$900	
Plumbing H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
HW Heat Exchanger	10070		2047		1		
Steam Fired	100%		2037	* *	4	\$5,900	
Sanitary Piping	10070		2037			ψ3,700	
Cast Iron	100% Now	\$56,000	LIFE	* *	1		
Cust Iron	Blockage /Clogged,			ed : 5%	1		
		acks Up At Gallery					
	Broken, Extent : Sev	-					
		The Waste Water (od To The Flaming	o Lake.		
	Other Observation, I	Extent : Severe, Are	a Affecte	ed : 5%			
	Location : Main En	ntrance, 1st Floor					
	Explanation : Sewa	ige Line Is Undersi	zed At M	ain Entrance, Cau	sing Wa	ter Flooding When	
	It Rains						
Sump Pump(s)							
Non-Submersible	100%		2022	\$5,800	4	\$800	
Backflow Preventer							
Generic	100%		2032	* *	1	\$2,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	4000						
Hydraulic	100%		LIFE	**			
	Other Observation, I	Extent : Light, Area	Affected	! : 100%			
	Location: 1-2						
p: -	Explanation: 1 Un	ut					
Fire Suppression							
Sprinkler Generic	1000/		2047	* *	1.2	¢11.200	
	100%		2047	-1- W	1-2	\$11,200	
Fire Pump	1000/		2020	* *	1	\$7.500	
Generic	100%		2030	ጥ ጥ	1	\$7,500	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO DANCING CRANE CAFE

Address : BRONX RIVER PKWY AND FORDHAM RD NEAR WILDFOWL POND

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.CF0 / 2364 Yr Built/Renovated : 2001 /

Area Sq Ft : 16,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$332,600
Total		\$332,600
Importance Code B		\$332,600
Total		\$332,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,500		\$17,000	\$14,000
Interior Architecture	\$24,800		\$3,000	\$1,000
Electrical	\$4,200	\$2,500	\$2,500	\$2,200
Mechanical	\$7,400	\$1,800	\$3,300	\$1,800
Total	\$60,900	\$4,300	\$25,900	\$19,100
Importance Code A	\$25,300	\$800	\$17,800	\$14,800
Importance Code B	\$35,600	\$3,500	\$8,000	\$3,800
Importance Code C				\$400
Total	\$60,900	\$4,300	\$25,900	\$19,100



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,700	
Glazed Ceramic Panel	5%			LIFE	* *	5	\$2,600	
Masonry: Fieldstone	20%			LIFE	* *	5	\$1,700	
Metal Sect. OHD	5%			2040	* *	5	\$1,700	
Window Wall	5%			2047	* *	5	\$2,100	
Wood	40%	2-4	\$23,700	2040	* *	5	\$11,100	
	Dry Rot/D	ecay, Exter	nt : Moderate, Ared	a Affected	d: 10%			
	Location	: Trellis S	tructure - Main En	trance				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 15%			
	Location	: East Fac	cade					
Windows								
Wood	100%			2043	* *	5	\$28,000	
Roof							+ -,	
Single Ply Membrane	100%			2032	* *	10	\$16,000	
terior								
Floors								
Carpet	5%			2026	\$15,600	3	\$2,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
Quarry Tile	70%			2040	* *	5	\$25,100	
Traffic Topping	20%			2032	* *	5	\$6,000	
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Fiberglass Panel	30%			LIFE	* *		, ,	
Folding Partition	5%			2043	* *	5	\$900	
Gypsum Board	50%			LIFE	* *	5	\$2,100	
SGFT/Glazed Masonry	5%			LIFE	* *	-	. ,	
Wood	5%			LIFE	* *	5	\$1,400	
Ceilings							- , , , ,	
AcousTileSusp.Lay-In	35%			2040	* *	5	\$8,400	
Exposed Struc: Wood	5%			LIFE	* *		Ψο,	
Gypsum Board	60%	Now	\$7,400	LIFE	* *	5	\$18,000	
Syptim Bourd			Extent : Severe, Are		d : 5%	J	Ψ10,000	
			estibules - Due To l			S		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Electrical	Current Repair	Future Replacemer	nt N	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	Ost Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts							
Raceway							
Not Accessible	100%						
Under 600 Volts							
Service Equipment	1000/			#100			
Fused Disc Sw	100%	2037	** 5	\$100			
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected : 100%					
	Explanation: Main Service Disconne	ct Switch Rated At 1600	Amperes.				
Transformers	Ziiptuniunion i muni service Ziiseoniie		11peresi				
Dry Type	100%	2032	** 5	\$100			
y -yF-	Other Observation, Extent: Moderate,		-	4-00			
	Location : Electrical Room	••					
	Explanation: One 45 Kilo-volt-ampe. 480hv-208/120lv	re 480hv-208/120lv And	Two 15 Kile	o-volt-ampere			
Switchgear / Switchboard							
Fused Disc Sw	100%	2037	* * 5	\$100			
Raceway							
Conduit	100%	2037	** 1				
Panelboards							
Fused Disc Sw	5%	2033	* * 5				
Molded Case Bkrs	95%	2035	** 5	\$400			
Wiring			t de la				
Thermoplastic	100%	2037	* * 1				
Ground							
Grounding Devices	1000/	LIDE	** 5	#200			
Generic	100%	LIFE	** 5	\$200			
Stand-by Power							
Transfer Switches	1000/	2022	** 1	\$4,000			
Automatic	100%	2032	** 1	\$4,900			
Generators	100%	2030	** 1	\$6.200			
Diesel	Other Observation, Extent: Moderate,	2030	1	\$6,200			
	Location: Outside						
	Explanation: Emergency Generator Rated At 53 Kilowatts						
Batteries	Expansion . Line gency Generalor I	tanca in 55 Ruowaits					
Lead/Acid	100%	2020 \$1,5	00 5	\$600			
Fuel Storage							
Main Tank	100%	2042	** 5	\$500			
	Other Observation, Extent: Moderate,						
	Location: Outside						
	Explanation: 250 Gallon Rated Capa	city					

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	70%	2027	\$114,400	10	\$10,300			
	T-8 Lamps And Fixtures, Extent: Mode	rate, Are	a Affected : 100%					
	Location: Throughout The Building							
Fluorescent	30%	2027	\$49,000	10	\$4,400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: Compact Fluorescent La	amps						
Egress Lighting								
Emergency, Service	50%	2027	\$4,000	1				
Exit, LED	50%	2042	* *	1				
Exterior Lighting								
HID	30%	2032	* *	10				
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2027	\$14,800	1	\$1,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways And Outside							
	Explanation: CCTV Surveillance Can	ieras						
Fire/Smoke Detection								
Generic, Digital	100%	2027	\$169,100	1-3	\$9,900			
-	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, H	Horns An	d Smoke Detectors			

Mechanical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Furnace	100%	2032	* *	1	\$7,900	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Roof					
	Explanation: 10 Roof Top Package U	nits				
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO DANCING CRANE CAFE

Asset #: 2364

Mechanical	Current Rep	Current Repair Future		Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment							
Ext Pkg Unit -	100%	2032	* *	2	\$1,000		
Heating/Cooling	Other Observation Exter	t . Light Area Affactac	1 . 1000/				
	Other Observation, Exter Location : Roof	ıı : Ligni, Area Ajjeciea	1: 100%				
	Explanation: 10 Roof T	Ton Package Units R-2	2				
Ventilation	Explanation . 10 Roof I	op i uckage Oniis. K-2	2				
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$8,900		
Exhaust Fans							
Roof	100%	2032	* *	2	\$500		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2047	* *	1			
Water Heater							
Gas Fired	100%	2025	\$9,300	2	\$200		
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Equipment Room						
	•	•	**				
C ', D' '	Explanation: 1 Hot Wo	ter Boiler, I Hot Water	· Heater				
Sanitary Piping Cast Iron	100% Now	\$5,600 LIFE	* *	1			
Cast Iron	Blockage /Clogged, Exter			1			
	Location: Water Backs		естей . 570				
Backflow Preventer	Eccuron: Water Backs	op me ist i teet					
Generic Generic	100%	2032	* *	1	\$1,000		
Fixtures	10070	2032			Ψ1,000		
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%	2047	* *	1-2	\$4,500		
Chemical System							
Generic	100%	2025	\$26,700	1-3	\$3,700		
	Other Observation, Exten	it : 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: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO EAST ADMINISTRATION BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 16,176 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116677

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$39,500	\$35,200
Electrical		\$108,800
Mechanical		\$370,700
Total	\$39,500	\$514,700
Importance Code A	\$39,500	\$35,200
Importance Code B		\$479,500
Total	\$39,500	\$514,700

Total	\$66,600	\$4,000	\$9,100	\$120,300
Importance Code C				
Importance Code B	\$30,200	\$3,200	\$8,200	\$119,500
Importance Code A	\$36,400	\$800	\$800	\$800
Total	\$66,600	\$4,000	\$9,100	\$120,300
Mechanical	\$1,300	\$3,000	\$7,800	\$3,600
Electrical	\$1,400	\$900	\$1,200	\$1,300
Interior Architecture	\$28,300			\$115,500
Exterior Architecture	\$35,600			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		***	LIFE	* *	5	\$4,500	
Cast Stone/Terra Cotta		Now	\$16,400	LIFE	**	5	\$7,100	
	_	_	Extent : Moderate ndow At South Fac	_	ffected: 5%			
			naow Ai Souin Fac , Extent : Severe, A		atad . 100/			
			, Extent . Severe, A At Main Entrance	геи Ајје	.ieu . 10/0			
Maganmu Drials	80%	. 1 0/11/07	ii main Emrance	LIFE	* *		\$14.500	
Masonry: Brick Masonry: Limestone		Now	\$11,000	LIFE	* *	5 5	\$14,500 \$1,400	
Masonry: Limestone			\$11,000 Extent : Moderate			3	\$1,400	
	_	_	icade Over Windov	-	yecieu . 570			
Windows	<u> Locumon</u>	. 50 1 0						
Aluminum	85%			2035	* *	5	\$5,600	
Aluminum	10%			2035	* *	5	\$700	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location : At Grade							
	Explana	tion : Prote	ective Metal Grilles	•				
Glass Block	5%			LIFE	* *	5	\$200	
Parapets								
Cast Stone/Terra Cotta	Location Spalling, I Location Staining/L	: Through Extent : Mo : Through	derate, Area Affect out , Extent : Moderate	ted : 10%	6	5	\$35,200	
Roof								
Copper/Terne	95%	2-4	\$5,000	2042	**			
		/Rusting, E : South Fa	Extent : Light, Area	Affected	: 20%			
Slamad Classica		. South Ft	icute	LIEE	* *	-	¢11 000	
Sloped Glazing Interior	5%			LIFE		5	\$11,800	
Floors								
Carpet	30%			2023	\$106,400	3	\$15,000	
Carpet	40%			2026	\$141,900	3	\$20,000	
Cast in Place Concrete	10%	4+	\$1,400	LIFE	* *	5	\$5,500	
	_	Crumbling, : Basemer	Extent : Moderate nt	, Area Ą	ffected : 15%			
Ceramic Tile	5%			2030	* *	5	\$1,200	
Marble Panels	5%			LIFE	* *	5	\$900	
Vinyl Tile	5%			2032	* *	3	\$600	
Vinyl Tile 9" X 9"	5%		\$15,300	2037	* *	3	\$500	
		_	nents, Extent : Mod nt - Base Of Stair A					

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	40%			LIFE	* *	5	\$5,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$1,700	
Wood	10%			LIFE	* *	5	\$9,000	
Ceilings								
AcousTileSusp.Lay-In	45%	2-4	\$2,000	2032	* *	5	\$5,600	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: 2nd Floo	or Office					
Exposed Concrete	10%			LIFE	* *	5	\$400	
Glass: Susp Panels	3%			LIFE	* *		,	
1	Other Obs	ervation, E	Extent : Light, Area		! : 100%			
	Location	: Conferer	ice Room - 2nd Flo	oor				
	Explana	ion : Deco	rative Panels					
Gypsum Board	25%			LIFE	* *	5	\$7,800	
Plaster	15%			LIFE	* *	5	\$2,300	
Plaster	2%			LIFE	* *	5	\$300	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%		*	
			ice Room - 2nd Flo					
			rative Plaster Ceili					

ectrical	Current Repai	Future	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts	•	•	•			
Service Equipment						
Fused Disc Sw	100%	2027	\$5,400	5	\$100	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Electrical Roo	m				
	Explanation : Main Servi	ce Disconnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$108,800	5	\$400	
Raceway						
Conduit	70%	2027	\$21,600	1		
Conduit	20%	2037	* *	1		
Conduit	10%	2047	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$3,300	5		
Molded Case Bkrs	70%	2035	**	5	\$300	
Molded Case Bkrs	20%	2043	* *	5	\$100	
Wiring						
Thermoplastic	20%	2047	* *	1		
Thermoplastic	80%	2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Electrical	Current Repair	ent Repair Future Rep		M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%	2032	* *	5	\$100		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	90%	2035	* *	10	\$13,400		
	T-8 Lamps And Fixtures, Ex		a Affected : 100%				
	Location : Throughout Th	e Building					
Fluorescent	8%	2035	* *	10	\$1,200		
	Compact Fluorescent Light,	Extent : Moderate,	Area Affected : 100	0%			
	Location : Hallways						
Incandescent	2%	2027	\$4,600	2			
Egress Lighting							
Emergency, Battery	50%	2027	\$12,100	10	\$2,000		
Exit, Service	50%	2027	\$3,000	1			
Exterior Lighting							
HID	10%	2027	\$6,800	10			
No Component	90%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2035	* *	1-3	\$10,300		
	Other Observation, Extent:		ected : 100%				
	Location: Throughout The Building						
	Explanation : Strobe Ligh	ts, Manual Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns		

echanical	Current Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2037	* *	1		
	Other Observation, Extent : Light, Are	a Affected .	: 100%			
	Location: Basement					
	Explanation: Cogeneration Hot Wat	er From Po	ower Plant To Wa	rm-up Th	ne Boiler	
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$8,000	
	Other Observation, Extent : Light, Are	a Affected .	: 100%			
	Location: Basement					
	Explanation: 1 Unit And 1 Cogenera	ited Hot W	ater Heat Exchan	ger		
Distribution						
Hot Wtr Piping/Pump	100%	2043	* *	4	\$800	
Terminal Devices						
Convector/Radiator	90%	2032	* *	1	\$4,700	
Fan Coil Unit/Heat	10%	2027	\$25,300	1	\$500	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO EAST ADMINISTRATION BUILDING

Asset #: 2350

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment	400/	2027	#144 000			
Split Unit	40%	2027	\$144,000			
	R-22 Refrigerant, Extent: Ligh Location: 3 Units, Rear Yard		40%			
a that to	<u></u>		* *			
Split Unit	30%	2032				
	Other Observation, Extent: Lig	gnt, Area Affectea	: 30%			
	Location: Rear Yard	~~4				
337' 1 /337 11 7 '	Explanation: R-410 Refrigero		Φ. 200	1		
Window/Wall Unit	15%	2022	\$5,300	1		
No Component	15%					
Terminal Devices Air Handler/Dir	70%	2027	\$112.200	1		
Expansion	70%	2027	\$112,200	1		
No Component	30%					
Heat Rejection	3070					
Dry Cooler	70%	2027	\$54,600	2	\$7,900	
No Component	30%		Ψο 1,000	_	Ψ,,,,,,,,,	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,000	
Exhaust Fans						
Interior	100%	2027	\$60,000	2	\$500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater	1000/	2025	#10.200		#200	
Gas Fired	100%	2025	\$10,300	2	\$200	
HW Heat Exchanger	1000/	2027	* *			
HTHW/HW	100%	2037				
	Other Observation, Extent : Lig Location : Basement	зні, Атей Ајјесіей	. 100%			
	Explanation: 1 Unit					
Sanitary Piping	Ехрипиноп . 1 Опи					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	Lii L		-		
Non-Submersible	100%	2027	\$2,600	4	\$300	
Fixtures			+-,-,-,-	· ·	4-10	
Generic	100%					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO EDUCATION BUILDING-#35
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,840 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116678

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$54,000	\$67,900
Mechanical	\$320,800	\$43,900
Total	\$374,800	\$111,800
Importance Code A	\$54,000	\$67,900
Importance Code B	\$320,800	\$43,900
Total	\$374,800	\$111,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$102,400		\$33,700	
Interior Architecture	\$4,100	\$300	\$3,900	\$121,500
Electrical	\$1,200	\$800	\$2,300	\$1,000
Mechanical	\$2,400	\$1,800	\$34,300	\$1,600
Total	\$110,100	\$2,900	\$74,200	\$124,100
Importance Code A	\$103,000	\$600	\$34,300	\$600
Importance Code B	\$7,100	\$2,300	\$39,900	\$123,500
Importance Code C				
Total	\$110,100	\$2,900	\$74,200	\$124,100



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

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

Asset #: 2655

chitecture	C	urrent Re	epair	Futur	e Replacement	М	aintenance	
tem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	200/	NT	¢24.200	LIEE	* *	-	¢5 100	
Masonry: Brick	Location : A Diagonal Cro Location : A	umbling, I Above Ver acks, Exte North Fac	\$34,200 Extent : Severe, A nts - North / South nt : Moderate, Al vade Moderate, Area	ı / East F ea Affeci	eted : 15% Facades ted : 15%	5	\$5,100	
	Location : I	East Faca	de					
	Location :	Building E						
	Worn/Eroaed Location : I		Moderate, Area Base	Ађестеа .	: 10%			
Masonry: Brick	55%	zananış L		LIFE	* *	5	\$9,300	
Masonry: Limestone		Now	\$31,000	LIFE	* *	5	\$600	
name in Line in the last of th	Broken/Missi Location : A	ing Eleme Above Ver	nts, Extent : Seve nts - East / North Extent : Severe, A	re, Area / South F	Tacades		φοσο	
	_	_	nts - East / North					
Masonry: Limestone	10%			LIFE	* *	5	\$1,300	
Windows					* *			
Metal Clad	Location:	usting, Ext Basement	\$11,800 tent : Moderate, A Extent : Moderate		cted : 35%	5	\$600	
	Location : L Unit Inopera Location : L	ble, Exten	at : Moderate, Are	a Affecte	ed : 50%			
Metal Louvers	5%			2030	* *	10	\$600	
Wood		Now	\$54,000	2052	* *	5	\$8,600	
	Location:	Throughor	: Severe, Area A ut				. ,	
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Location : A	At Grade	tent : Light, Area		: 5%			
D	Explanation	n : Protec	tive Metal Grilles	!				
Parapets Masonry: Limestone	100%] Broken/Missi Location:	ing Eleme		LIFE erate, Ar	* * rea Affected : 15%	5	\$1,800	
		liss/Erod,	ui Extent : Moderai	e, Area A	Affected : 50%			
Roof	·							
					Φ.67.000	10	#4.500	
Built-Up (BUR)	25%			2027	\$67,900	10	\$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.

Asset #: 2655

Architecture		Current Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	75%		2023	\$117,400	3	\$16,500	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,200	
Vinyl Tile	20%		2027	\$20,900	3	\$800	
Interior Walls							
Concrete Masonry Unit	10%		LIFE	* *	5	\$900	
Gypsum Board	60%		LIFE	* *	5	\$8,500	
Masonry: Brick	5%		LIFE	* *			
Plaster	25%		LIFE	* *	5	\$1,800	
Ceilings							
AcousTileSusp.Lay-In	85%		2032	* *	5	\$7,900	
Plaster	15%		LIFE	* *	5	\$900	

Electrical	Current Repair	Future Replaceme	ent	M	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	3		
	Other Observation, Extent: Mod	erate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Sw	itch Rated At 600 Amperes, 4	160 V	Volts		
Transformers						
Dry Type	100%	2032	* *	3	\$100	
	Other Observation, Extent: Mod	erate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: 225 Kilo-volt-am	pere, 4160/208/120 Volts				
Feeders						
Cable	100%	2035	* *	1		
Raceway						
Conduit	100%	2037	* *	1		
Under 600 Volts						
Transformers						
Dry Type	100%	2032	* *	5		
	Other Observation, Extent: Mod	erate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: 30 Kilo-volt-amp	ere, 480/208/120 Volts				
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5	\$100	
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	10%	2035	* *	5		
Molded Case Bkrs	90%	2035	* *	5	\$300	
Wiring						
Thermoplastic	100%	2037	* *	1		

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

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

Asset #: 2655

Electrical		Current Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%		2040	* *	5	\$100		
Locally Mounted	30%		2032	* *	5			
Ground								
Grounding Devices					_	***		
Generic	100%		LIFE	* *	5	\$200		
Lighting								
Interior Lighting	20/		2027	Φ.(.0.0	1.0	#200		
Fluorescent	2%	Elmanna II ala Entre M	2027	\$600	10	\$200		
	•	Fluorescent Light, Extent : Mo	oaerate, 1	Агеа Ајјестеа : 100	0%			
		: Hallways		4. 4.				
Fluorescent	98%		2035	**	10	\$10,600		
		s And Fixtures, Extent : Mode v: Throughout The Building	rate, Are	a Affected : 100%				
Egress Lighting								
Emergency, Battery	50%		2032	* *	10	\$1,400		
Exit, Service	50%		2032	* *	1			
Exterior Lighting								
HID	20%		2027	\$10,000	10			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%		2032	* *	1	\$900		
		rervation, Extent : Moderate,	Area Affe	ected : 100%				
		: Entry And Exit Points						
	Explana	tion : Intrusion Alarm Only, F	Panic Do	ors				
Fire/Smoke Detection	1000/		2022	* *	1.2	Φ 7 500		
Generic, Digital	100%	competion Entout Moderne	2032		1-3	\$7,500		
		ervation, Extent : Moderate, . : Throughout The Building	Area Affe	естеа : 100%				
			D.,11 Ctat	ons Alaum Dalla C	maka D	staatans And Hama		
	Expiana	tion : Strobe Lights, Manual I	-ин мап	ons, Alarm Dells, S	токе Де	rieciors Ana norns		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2047 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Basement			
	Explanation: Cogeneration Hot Wate	r From Power Plant To Wa	ırm-up The Boiler	

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

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

Asset #: 2655

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location : Bo	ttion, Extent : Light, Area asement : 1 Unit And 1 Cogenerat			1 ger	\$5,900	
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$600	
Terminal Devices							
Air Handler	70%		2022	\$121,500	1	\$5,100	
Convector/Radiator	30%		2032	* *	1	\$1,200	
Air Conditioning Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment	10070		2033		1		
Split Unit		ınt, Extent : Light, Area A Units, Rear Yard	2022 ffected :	\$131,700 50%			
Split Unit	20% R-22 Refrigero	unt, Extent : Light, Area A Unit, Rear Yard	2032 ffected :	**			
No Component	30%						
Terminal Devices Air Handler/Dir Expansion	70%		2022	\$67,600	1		
No Component	30%						
Heat Rejection							
Dry Cooler	50%		2022	\$23,500	2	\$4,100	
Dry Cooler	20%		2032	* *	2	\$1,700	
No Component	30%						
Ventilation Distribution	1000/				2.5	.	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,600	
Exhaust Fans Interior	1000/		2027	¢42.000	2	¢400	
Plumbing	100%		2027	\$43,900	2	\$400	
H/C Water Piping Brass/Copper	100%		2037	* *	1		
Water Heater Gas Fired	100%		2022	\$7,500	2	\$200	
	Other Observa Location : Bo Explanation		Affected	! : 100%			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2021	\$400	4	\$400	

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

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

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

Asset #: 2655

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	1 Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO EDUCATIONAL SERVICES-#11
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.110 / 2347 Yr Built/Renovated : 1915 /

Area Sq Ft : 6,425 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,ATT

Block : 3120 Lot : 20 BIN : 2116679

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$463,500	
Interior Architecture	\$45,600	
Electrical	\$62,400	
Mechanical	\$51,800	\$93,100
Total	\$623,300	\$93,100
Importance Code A	\$463,500	\$47,300
Importance Code B	\$159,800	\$45,800
Total	\$623,300	\$93,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$93,500		\$2,000	
Interior Architecture	\$20,400			\$700
Electrical	\$19,900		\$22,800	\$100
Mechanical	\$22,900	\$900	\$56,400	\$900
Total	\$156,600	\$1,000	\$81,200	\$1,700
Importance Code A	\$93,800	\$300	\$2,300	\$300
Importance Code B	\$52,000	\$600	\$78,800	\$1,400
Importance Code C	\$10,800			
Total	\$156,600	\$1,000	\$81,200	\$1,700



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

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

Asset #: 2347

Architecture	Curre	ent Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail I Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
exterior								
Exterior Walls	50 /		LIDE	יש יש	-	ФО 200		
Cast Stone/Terra Cotta	5%	¢242.500	LIFE	**	5	\$8,200		
Masonry: Brick	82% 0-2	\$242,500 Erod, Extent : Modera	LIFE	, ,	5	\$17,300		
	Location : Thro		не, Агеи г	Affectea . 2070				
		ugnoui th, Extent : Severe, Ar	ea Affecte	ed : 15%				
	Location : All I		20072990000					
Masonry: Limestone	5% Nov		LIFE	* *	5	\$800		
wasoniy. Emiestone	*	ling, Extent : Moderat		ffected : 10%	J	φοσσ		
	Location : Thro	_		•				
	Jnt Mortar Miss/	Erod, Extent : Modera	ite, Area A	Affected : 20%				
	Location: Quo	ins						
	Staining/Discolo	ring, Extent : Moderat	e, Area A	ffected : 15%				
	Location : Thro	O						
	_	th, Extent : Moderate,	Area Affe	ected : 25%				
	Location : Thro	ughout						
Metal Coiling Doors	3%		2032	* *	5	\$2,000		
Wood	5% Nov	+,	2032	* *	5	\$2,600		
	=	tent : Moderate, Area	Affected	: 25%				
Windows	Location : Thro	ugnout						
Windows Aluminum	90% 0-2	\$26,900	2035	* *	5	\$900		
Aiuiiiiuiii		\$20,900 Funct, Extent : Moder		Affected : 50%	3	\$900		
	Location: Thro		are, mrea	11)/00104 . 3070				
		ng, Extent : Moderate	, Area Afi	fected : 35%				
	Location : All I	_						
	Other Observation	n, Extent : Light, Area	a Affected	: 100%				
	Location: Thro	ughout						
	Explanation: F	rotective Metal Grille	S					
Wood	10% Nov	. ,	2052	* *	5	\$1,000		
		ish, Extent : Severe, A	rea Affect	ed : 100%				
	Location : Base			cc . 1 500/				
		ient, Extent : Moderat	e, Area Ą	ffected : 50%				
	Location : Base		Affacta 1	. 500/				
	Split/Crackea, Ex Location : Base	tent : Moderate, Area	Ајјестеа	. 50%				
	Locuiton . Dase	тен						

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

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

Asset #: 2347

Architecture	Current R	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Parapets								
Cast Stone/Terra Cotta	60% 0-2 Broken/Missing Eleme Location : All Facad Jnt Mortar Miss/Erod, Location : Througho	les Extent : Moderat			5	\$12,100		
Masonry: Brick	30% 0-2 Jnt Mortar Miss/Erod, Location: Througho Miss/Damaged Coping Location: North Fac	ut 38, Extent : Severe cade	e, Area Aj	ffected : 15%	5	\$800		
	Spalling, Extent : Mod Location : All Facad		ted : 20%	Ó				
Masonry: Limestone	10% 0-2 Jnt Mortar Miss/Erod, Location: All Facad Staining/Discoloring, Location: Througho	les Extent : Light, Ar			5	\$300		
Roof								
Copper/Terne Slate	5% 95% Now Broken/Missing Eleme Location: Througho Gut/DS Non Func/Mis Location: South Fac	ut s, Extent : Moder			10	\$1,000		
nterior								
Floors Cast in Place Concrete	5% Now Water Penetration, Ex Location: Boiler Ro		LIFE Area Affe	* * cted : 20%	5	\$1,000		
Ceramic Tile	5%		2030	* *	5	\$400		
Quarry Tile	30% Now Other Observation, Ex Location: Large And Explanation: Misple	imal Run	2032 Area Affe		5	\$2,000		
Vinyl Tile	60% 0-2 Uneven Substrate, Ext Location: Througho Worn/Eroded, Extent Location: Througho	ut · Moderate, Area .			3	\$2,000		

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

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

Asset #: 2347

Architecture		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$8,700	2030	* *	5	\$300	
		Failure, Exten : Tortoise Ho	nt : Moderate, An Olding	rea Affec	ted : 50%			
Gypsum Board	20%	Now	\$2,100	LIFE	* *	5	\$1,500	
	Worn/Eroc	led, Extent : S	Severe, Area Affe	ected : 13	5%			
			alls In Corridors					
Plaster	35%			LIFE	* *	5	\$1,300	
Plywood/Hardboard	40%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$700	2032	* *	5	\$500	
-	Water Pen	etration, Exte	nt : Moderate, A	rea Affe	cted : 5%			
	Location	: Classroom						
Gypsum Board	60%			LIFE	* *	5	\$6,600	
Plaster	30%			LIFE	* *	5	\$1,600	

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,500	5		
	Other Observation, Extent	t : Moderate, Area Affe	cted : 100%			
	Location : Garage					
	Explanation : Main Serv	ice Disconnect Switch	Rated At 100 Amp	eres		
Transformers						
Dry Type	100%	2025	\$16,100	5		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: 1st Floor					
	Explanation: One 30 Kv	va, 480hv-208/120lv				
Raceway						
Conduit	100%	2027	\$32,000	1		
Panelboards						
Molded Case Bkrs	100%	2043	* *	5	\$200	
Wiring						
Braided Cloth	70% 2-4	\$19,800 2052	* *	1		
	Insulation Aged, Extent : l	Moderate, Area Affecte	d : 100%			
	Location: Throughout					
Thermoplastic	30%	2047	* *	1		

Lighting

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

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

Asset #: 2347

Electrical	Current Repair	Futu	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	95%	2022	\$62,400	10	\$5,600			
	Other Observation, Extent : Light, Area	Affected	! : 100%					
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Incandescent	5%	2022	\$3,300	2				
Egress Lighting								
Emergency, Battery	50%	2022	\$4,400	10	\$800			
Exit, Service	50%	2022	\$500	1				
Exterior Lighting								
Incandescent	20%	2022	\$4,200	2				
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	2022	\$4,000	1	\$500			
	Other Observation, Extent: Moderate, A	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Hallways							
	Explanation: Intrusion Alarm Only							

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estima Total (Years)	ted 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	\$47,300	1	\$3,200	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2026	\$9,600	4	\$300	
Terminal Devices						
Air Handler	60%	2022	\$51,800	1	\$2,400	
Convector/Radiator	40%	2025	\$13,200	1	\$800	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Split Unit	20%	2022	\$26,200			
•	R-22 Refrigerant, Extent : Lig Location : 1st Floor	ht, Area Affected :	20%			
Window/Wall Unit	30%	2020	\$3,800	1		
No Component	50%		. ,			

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

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

Asset #: 2347

Mechanical		Current R	lepair	Future Replacement Ma		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	20%			2022	\$6,900	1	\$800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2027	\$1,200	2	\$900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,600	
Exhaust Fans								
Interior	100%			2022	\$21,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2027	\$45,800	1		
Water Heater								
Gas Fired	100%			2025	\$3,700	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$18,000	LIFE	* *	1		
	Corroded,	Extent: Mo	oderate, Area Affe	cted : 309	%			
	Location	: Througho	out					
Sump Pump(s)								
Submersible	100%			2020	\$200	4	\$200	
Fixtures								
Generic	100%							

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO ELEPHANT HOUSE-#37

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 14,320 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116680

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$329,800	
Interior Architecture	\$35,800	\$49,300
Electrical		\$49,500
Mechanical	\$263,000	\$123,000
Total	\$628,600	\$221,800
Importance Code A	\$329,800	\$57,500
Importance Code B	\$263,000	\$164,300
Importance Code C	\$35,800	
Total	\$628,600	\$221,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,800		\$33,600	
Interior Architecture	\$22,200	\$700	\$6,100	\$61,300
Electrical	\$8,000	\$1,300	\$1,800	\$1,300
Mechanical	\$12,900	\$1,600	\$5,200	\$1,600
Total	\$85,000	\$3,600	\$46,700	\$64,100
Importance Code A	\$42,600	\$700	\$34,400	\$700
Importance Code B	\$42,500	\$2,900	\$12,300	\$63,400
Importance Code C				
Total	\$85,000	\$3,600	\$46,700	\$64,100



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

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

Asset #: 2352

Estimated Cost	1				
	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
4-100		at at	_	00.100	
\$7,100 l, Extent : Modera At Rotunda	LIFE te, Area A	* * Affected : 15%	5	\$3,100	
\$5,900 : Moderate, Area acade	LIFE Affected	* *	5	\$600	
l, Extent : Modera il Room Entrance Extent : Light, Are					
ıcade					
	LIFE	* *	5	\$700	-
\$225,200 Extent : Moderate cade	LIFE e, Area A	* * ffected : 5%	5	\$12,500	
upola Above Cent Extent : Moderate ad South Facades Extent : Moderate, cades	e, Area Ą	ffected : 25%			
	2037	* *	5	\$3,700	
\$12,800 d, Extent : Moderd y Windows	2035 ate, Area	* * Affected : 25%	5	\$3,800	
\$16,000 l, Extent : Modera	LIFE te, Area A	* * Affected : 10%	5	\$1,200	
Extent : Moderate r Cornice Extent : Moderate,					
out					
ent, Extent : Light, placed In 2014	2062 Area Aff	* * ected : 100%	10	\$31,800	
\$104,600 ents, Extent : Mod out					
1	placed In 2014 \$104,600 nents, Extent : Mod rout tent : Moderate, Ai	placed In 2014 \$104,600 2037 nents, Extent : Moderate, Ar nout tent : Moderate, Area Affect	\$104,600 2037 ** nents, Extent: Moderate, Area Affected: 5% tout tent: Moderate, Area Affected: 50%	\$104,600 2037 ** nents, Extent: Moderate, Area Affected: 5% tout tent: Moderate, Area Affected: 50%	\$104,600 2037 ** nents, Extent: Moderate, Area Affected: 5% tout tent: Moderate, Area Affected: 50%

Interior

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

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

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

Asset #: 2352

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%			2023	\$59,200	3	\$8,300	
Cast in Place Concrete	20%			LIFE	* *	5	\$9,100	
Quarry Tile	35%			2032	* *	5	\$10,900	
Vinyl Tile	25%			2027	\$49,300	3	\$2,000	
Interior Walls								
Cast Stone/Terra Cotta	30%			LIFE	* *			
Fiberglass Panel	5%			LIFE	* *			
Masonry: Brick	45%	Now	\$35,800	LIFE	* *			
	Efflorescen	nce, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Rhino Ex	hibit And South E	ntry Vest	ibule			
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: South En	try Vestibule					
Masonry: Limestone	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$3,700	
Ceilings								
AcousTileConcealSpLn	5%			2032	* *	5	\$1,300	
Masonry: Infill Arch	95%	0-2	\$20,200	LIFE	* *			
-	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: South En	try Vestibule					

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2037 **	3				
	Other Observation, Extent: Moderate, A	Area Affected : 100%					
	Location: Electrical Room						
	Explanation: Main Service Switch Ra	ted At 600 Amperes, 4160v	•				
Transformers							
Dry Type	100%	2032 **	3 \$100				
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Electrical Room						
	Explanation: One 300 Kilo-volt-ampe	ere, 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 Disconnec	ct Switch Rated At 600 Amp	peres.				

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

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

Asset #: 2352

Electrical	Current Repair	Future F	Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Transformers								
Dry Type	75%	2032	* *	5				
	Other Observation, Extent : Moderate,	Area Affecte	ed : 100%					
	Location: Electrical Room							
	Explanation: One 112 Kilo-volt-amp 480 Hv - 208l120 Lv	ere 480 Hv -	- 208/120 Lv, An	nd One 13	5 Kilo-volt-ampere			
Dry Type	25%	2044	* *	5				
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%					
	Location: Electrical Room							
	Explanation: 75 Kilo-volt-ampere, 48	80/2018/120	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 Affecte	ed : 100%					
	Location: Electrical Room							
	Explanation: Emergency Generator I	Rated At 125	Kilowatts					
Batteries								
Nickel Cadmium	100%	2020	\$1,700	5	\$3,200			
Fuel Storage			_	_				
Main Tank	100%	2042	**	5	\$400			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Generator Room / Electric							
Lighting	Explanation : 280 Gallon Rated Capa	ıcity						

Lighting

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

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

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

Asset #: 2352

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	75%			2035	* *	10	\$9,900	
	T-8 Lamps	And Fixtures,	Extent : Mode	rate, Are	a Affected : 100%			
	Location	: Throughout T	The Building					
Fluorescent	15%			2035	* *	10	\$2,000	
	Compact F	luorescent Ligi	ht, Extent : Mo	oderate, A	Area Affected : 100	0%	. ,	
	Location	: Exhibit						
HID	10%			2027		10		
Egress Lighting	10,0							
Emergency, Service	50%			2027	\$3,900	1		
Exit, LED	50%	Now	\$3,300	2067	**	1		
		oning, Extent:	+ -)		ed : 100%			
		: 1st Floor		55				
Exterior Lighting								
Fluorescent	10%			2027	\$5,100	10	\$100	
	Compact F	luorescent Ligi	ht, Extent : Mo	oderate, A	Area Affected : 100	0%		
	Location	: Outside						
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$49,500	1-3	\$2,700	
, 8	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Hallways						
	Explanati	ion : Manual P	ull Stations Ai	nd Alarm	Bells Only			

echanical	Current Repair	Future	Replacement	М	aintenance			
vstem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Natural Gas	100%	2037	* *	1				
	Other Observation, Extent : I	Light, Area Affected	: 100%					
	Location: Basement							
	Explanation: Cogeneration	Hot Water From Po	ower Plant To Wa	rm-up Th	ne Boilers			
Conversion Equipment								
Hot Water Boiler	50%	2025	\$57,500	1	\$3,500			
	Other Observation, Extent : Light, Area Affected : 50%							
	Location: Basement							
	Explanation: 2 Units And	Cogenerated Hot V	Vater Heat Exchar	iger.				
Hot Water Boiler	50%	2044	* *	1	\$3,500			
Distribution								
Hot Wtr Piping/Pump	100% Now	\$2,300 2035	* *	4	\$700			
1 8 1	Corroded, Extent: Moderate, Area Affected: 30%							
	Location : Valves And Pipir	55						

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

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

Asset #: 2352

Mechanical	Current Rep	oair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	100%		2022	\$209,900	1	\$8,900	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,000	
Exhaust Fans					_	*	
Interior	100%		2022	\$53,100	2	\$400	
Plumbing H/C Water Piping							
Galvanized Steel	100% Now Corroded, Extent : Mode	\$6,600 erate, Area Affect	2025 ted : 209	\$65,500	1		
	Location: Basement						
HW Heat Exchanger							
Steam Fired	100% Now	\$2,400	2027	\$23,800	4	\$1,400	
	Corroded, Extent: Mode	erate, Area Affec	ted : 20%	%			
	Location: Basement						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2022	\$2,300	4	\$300	
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO FARM APARTMENTS

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 16,750 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116676

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$190,400	
Electrical	\$48,700	\$148,400
Mechanical		\$119,400
Total	\$239,100	\$267,800
Importance Code A	\$190,400	
Importance Code B	\$48,700	\$267,800
Total	\$239,100	\$267,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,200		\$2,600	
Interior Architecture	\$3,700		\$3,500	\$3,100
Electrical	\$34,800	\$1,400	\$22,000	\$1,200
Mechanical	\$2,100	\$1,400	\$24,000	\$2,600
Total	\$48,800	\$2,800	\$52,100	\$6,900
Importance Code A	\$9,000	\$800	\$3,500	\$800
Importance Code B	\$39,800	\$1,900	\$48,600	\$6,100
Importance Code C				
Total	\$48,800	\$2,800	\$52,100	\$6,900



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

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

Asset #: 2363

rchitecture	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	201	201=	4.0		
Copper/Terne	2%	2047 **	10	\$900	
Masonry: Brick	80% Now \$134,000		5	\$14,500	
	Broken/Missing Elements, Extent : Se	evere, Area Affected : 10%			
	Location: Loading Docks	A ACC + 1 250/			
	Jnt Mortar Miss/Erod, Extent: Mode	rate, Area Affectea : 25%			
	Location: North Facade	A A CC4-1 . 200/			
	Patching Evident, Extent: Moderate,	Агеа Ајјества : 20%			
	Location: Throughout	- A A.C 1 . F.00/			
	Vegetation Growth, Extent: Moderat				
	Location: North, South And East F.				
	Water Penetration, Extent: Moderate Location: North Facade	e, Area Ajjeciea . 10%			
Metal Panel	5%	2037 **	5-10	\$6,200	
Metal Sect. OHD	5%	2040 **	5	\$2,800	
Slate Panels	5% Now \$2,400) LIFE **	5	\$700	
	Broken/Missing Elements, Extent: M	oderate, Area Affected : 10%			
	Location: Upper Floor				
Weathering Steel	3%	LIFE **	1		
Windows					
Aluminum	75% Recent Replace Evident, Extent : Ligh Location : Throughout	2049 ** nt, Area Affected : 100%	5	\$4,900	
Steel	25% 0-2 \$4,400	2035 **	5	\$10,300	
	Deteriorated Finish, Extent : Modera Location : Throughout West Facade				
	Thermally Inefficient, Extent : Moder Location : Throughout West Facade				
Roof					
Copper/Terne	2%	2042 **	10	\$900	
Slate	43% Now \$39,600				
	Broken/Missing Elements, Extent: M	oderate, Area Affected : 15%			
	Location: Throughout Water Penetration, Extent: Moderate	e, Area Affected : 5%			
	Location : North Facade				
	Other Observation, Extent : Light, Ar	ea Affected : 100%			
	Location: West Building				
	Explanation: Roof Area Is Over Di				
Slate	55% 0-2 \$16,900 Gut/DS Non Func/Miss, Extent : Moo				
	Location: South Facade	A ACC - 1 2007			
	Vegetation Growth, Extent : Moderat Location : Throughout	u.			
	Other Observation, Extent : Light, Ar Location : East Building	rea Affected : 100%			
	Explanation: Roof Area Is Over Cu	ratorial Apartments			

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

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

Asset #: 2363

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	25%		2026	\$81,300	3	\$12,500	
Cast in Place Concrete	5%		LIFE	* *	5	\$2,700	
Ceramic Tile	5%		2030	* *	5	\$1,200	
Wood	15%		2042	* *	5	\$7,000	
Not Accessible	50%						
	Other Obs	ervation, Extent : Light, Area	Affected	!: 0%			
	Location	: Directors House					
	Explanat	ion : Private Access Only					
Interior Walls							
Gypsum Board	15%		LIFE	* *	5	\$2,000	
Plaster	35%		LIFE	* *	5	\$2,400	
Not Accessible	50%						
	Other Obs	ervation, Extent : Light, Area	Affected	!: 0%			
	Location	: Directors House					
	Explanat	ion : Private Access Only					
Ceilings							
Gypsum Board	20%		LIFE	* *	5	\$6,200	
Plaster	30%		LIFE	* *	5	\$4,700	
Not Accessible	50%						
	Other Obs	ervation, Extent : Light, Area	Affected	!: 0%			
	Location	: Directors House					
	Explanat	ion : Private Access					

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2027	\$4,900	5	\$100	
	Other Observation	on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: 1st F	Floor					
	Explanation: M	Iain Service Switch Ra	ted At 40	0 Amperes.			
Switchgear / Switchboard							
Fused Disc Sw	100%		2027	\$99,700	5	\$100	
Raceway							
Conduit	100%		2027	\$28,300	1		
Panelboards							
Fused Disc Sw	5%		2026	\$1,500	5		
Molded Case Bkrs	95%		2026	\$29,000	5	\$400	
Wiring							
Braided Cloth	50% 2-4	\$23,900	2052	* *	1		
	Insulation Damag	ged, Extent : Moderate	Area Aj	fected : 100%			
	Location: Thro	oughout The Building					
Thermoplastic	30%		2027	\$14,300	1		
Thermoplastic	20%		2037	* *	1		

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

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

Asset #: 2363

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers	1000/	2025	420.400	_	4400	
Locally Mounted	100%	2025	\$30,100	5	\$100	
Ground						
Grounding Devices Generic	100% 2-4	\$9,700 LIFE	* *	5	\$200	
Generic	Other Observation, Extent : M Location : Water Main Explanation : Corroded			3	\$200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2044	* *	1	\$5,200	
Generators						
Diesel	100%	2040	* *	1	\$6,500	
	Other Observation, Extent : M Location : Outside					
Batteries	Explanation: Emergency Ge	neraior No Avaiia	<i>оне патернане кан</i>	ings		
Lead/Acid	100%	2022	\$1,500	5	\$600	
Fuel Storage	10070	2022	ψ1,500		φοσο	
Main Tank	100%	2062	* *	5	\$500	
	Other Observation, Extent : M Location : Outside	oderate, Area Affe	cted : 100%		****	
Lighting	Explanation: 300 Gallons R	атеа Сарасіту				
Interior Lighting						
Fluorescent	50%	2022	\$48,700	10	\$7,700	
Tractescent	Other Observation, Extent : L Location : Throughout The E Explanation : T-12 Lamps	ght, Area Affected		10	ψ7,700	
Fluorescent	50%	2027	\$48,700	10	\$7,700	
	Compact Fluorescent Light, E Location : Throughout The I	xtent : Moderate, A	. ,		4.,	
Exterior Lighting						
Incandescent	20%	2022	\$11,000	2		
No Component	80%					

Mechanical	Current Repair	Future Replace	ment	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2047	* *	5	\$5,200	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Basement					
	Explanation: (3) 250 Gallon Oil Tank	S				

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

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

Asset #: 2363

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2032	* *	1	\$8,300	
		servation, Extent : Ligh					
		ı : Ground Level Boilei		ement			
	Explana	tion : (2) #2 Oil Burnir	ig Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2032	* *	1	\$5,400	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	60%		2022	\$20,000	1		
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2027	\$119,400	1		
HW Heat Exchanger							
Steam Fired	100%		2047	* *	4	\$1,700	
		place Evident, Extent :					
	Location	ı : Ground Level And B	asement Boiler	Rooms			
		servation, Extent : Ligh					
	Location	ı : Ground Floor And E	Basement Boiler	Rooms			
	Explana	tion : 2 Domestic Hot	Water Tanks Wit	h Hot Water Coils			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2020	\$500	4	\$500	
Fixtures							
Generic	100%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO GIRAFFE BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.560 / 2333 Yr Built/Renovated : 1980 /

Area Sq Ft : 8,020 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116681

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$148,100
Interior Architecture		\$75,700
Electrical		\$129,400
Mechanical	\$117,900	
Total	\$117,900	\$353,200
Importance Code A	\$53,200	\$148,100
Importance Code B	\$64,700	\$205,100
Total	\$117,900	\$353,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$49,200		\$2,200	
Interior Architecture	\$25,600			
Electrical		\$100	\$100	
Mechanical	\$3,900	\$800	\$24,400	\$1,000
Total	\$78,800	\$900	\$26,700	\$1,000
Importance Code A	\$49,300	\$400	\$2,600	\$400
Importance Code B	\$29,400	\$500	\$24,100	\$600
Importance Code C				
Total	\$78,800	\$900	\$26,700	\$1,000



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset #: 2333

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	000/				ماد ماد	_	#12 000	
Concrete Masonry Unit	90%			LIFE	* *	5	\$12,000	
Metal Panel	5%	0.2	¢15.700	2037	* *	5-10	\$7,300	
Window Wall		/Rusting, E	\$15,700 Extent : Moderate, A S At Main Entrance			5	\$2,000	
Windows								
Aluminum	Location Unit Inope	louded, Ex a: Through	ent : Moderate, Are			5	\$300	
Parapets								
Concrete Masonry Unit	95%			LIFE	* *	5	\$2,000	
Metal Panel	5%			2037	* *	5	\$400	
Roof								
Modified Bitumen	75%			2027	\$148,100	10	\$10,700	
Skylight, Metal/Glass	Location 5%	0-2	nt, Extent : Light, A cently Resurfaced \$10,700 cked, Extent : Mode	2037	* *			
	Location Water Per	i : Through ietration, E						
Skylight, Plastic	20%			2032	* *	1		
terior								
Floors	2-0/				de de	_	40.000	
Cast in Place Concrete	35%	3.7	Ф20.200	LIFE	* *	5	\$9,200	
Panel/Paver: Cer/Brk	Cracking/	_	\$20,300 Extent : Moderate out Public Space A	-	ffected : 10%	5	\$4,800	
Quarry Tile	15%	0-2	\$5,300	2032	* *	5	\$1,400	
·	Cracking/	Crumbling,	Extent : Moderate out Public Space		ffected : 10%			
Steel Grating	15%			2037	* *	1		
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$2,100	
Plaster	20%			LIFE	* *	5	\$400	
Ceilings								
Fiber Board	75%			2027	\$75,700			
Plaster	20%			LIFE	* *	5	\$1,900	
Wood	5%			LIFE	* *	5	\$6,600	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset #: 2333

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,600	5		
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ted At 20	00 Amperes.			
Transformers	1000/	2022	* *	~		
Dry Type	100%	2032		5		
	Other Observation, Extent: Moderate, A	<i>Area А</i> ฏе	естеа : 100%			
	Location: Outside The Building Explanation: One 45 Kva 480hv-208/	1201.				
Switchgaar / Switchboard	Explanation . One 43 Kva 480nv-208/	12011				
Switchgear / Switchboard Molded Case Bkrs	100%	2027	\$82,800	5	\$200	
Raceway	10070	2021	\$62,600		\$200	
Conduit	100%	2027	\$14,200	1		
Panelboards	10070	2027	Ψ11,200	-		
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	95%	2026	\$14,500	5	\$200	
Wiring			4 - 1,2 - 1		4-00	
Thermoplastic	100%	2027	\$18,600	1		
Motor Controllers						
Locally Mounted	100%	2025	\$30,100	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	90%	2027	\$42,000	10	\$6,600	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Are	a Affected : 100%			
	Location: Throughout The Building					
Fluorescent	10%	2027	\$4,700	10	\$700	
	Compact Fluorescent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
D 7.1.1	Location: Exhibits					
Egress Lighting	500/	2027	Ø5.500	10	¢1 000	
Emergency, Battery	50%	2027	\$5,500	10	\$1,000	
Exit, Service	50%	2027	\$1,400	1		
Exterior Lighting HID	30%	2027	¢0.200	10		
No Component	30% 70%	2027	\$9,300	10		
No Component	7070					

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

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Interruptible Gas/Dual Fuel	10% 90%	Now	\$200	2037 2037	* *	1 1		
			t : Severe, Area Af rol Box, Boiler Ro		5%			
Conversion Equipment Furnace	Not in Serv Location	: Wild Do	\$100 t : Severe, Area Af g Area Extent : Light, Area			1	\$400	
Hot Water Boiler	Location		g Area, 1st Floor	2047	* *	1	\$3,200	
	Location On Extend Location Other Obse	: Boiler ed Life, Ex : Boiler Ro	Extent : Light, Area oom	Affectea	1:90%			
Distribution Hot Wtr Piping/Pump No Component	90% 10%			2035	* *	4	\$400	
Terminal Devices Air Handler			\$3,200 t : Severe, Area Af rviewing Area	2022 fected : 1	\$64,700	1	\$2,700	
Convector/Radiator	10%			2032	* *	1	\$300	
Fan Coil Unit/Heat No Component	20% 10%			2027	\$23,000	1	\$500	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Window/Wall Unit No Component	2% 98%			2020	\$300	1		
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,500	
Exhaust Fans Interior	70%			2022	\$19,100	2	\$200	
Roof	30%			2022	\$3,800	2	\$100	
Plumbing H/C Water Piping	3070			2022	ψ2,000		ψ100	
Brass/Copper	100%			2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GIRAFFE BUILDING

Asset #: 2333

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Electric	100%		2025	\$6,800	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO GRAPHICS BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,690 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN : 2116682

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$170,900	
Electrical	\$2,000	\$5,000
Mechanical	\$71,400	
Total	\$244,300	\$5,000
Importance Code A	\$242,300	
Importance Code B	\$2,000	\$5,000
Total	\$244.300	\$5,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,900		\$1,700	_
Interior Architecture	\$54,100			\$78,300
Electrical		\$100	\$200	\$300
Mechanical	\$1,600	\$800	\$12,700	\$900
Total	\$94,600	\$800	\$14,500	\$79,500
Importance Code A	\$38,900	\$500	\$2,200	\$600
Importance Code B	\$55,800	\$300	\$12,400	\$78,900
Importance Code C				
Total	\$94,600	\$800	\$14,500	\$79,500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

rchitecture		Current I	Repair	Futur	e Replacement	M	laintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Exterior Walls										
Cast in Place Concrete		Now	\$77,600	LIFE	* *	5	\$6,700	1		
	Cracking/Crumbling, Extent: Severe, Area Affected: 20%									
	Location: West Entrance And East Stairs Misaligned/Bulging, Extent: Moderate, Area Affected: 5%									
	_	a/Bulging, 1 : West En		Area Af	tectea : 5%					
			trance Extent : Severe, Are	a Affacta	od · 100%					
						letion On	Jan 2017. Report			
			oril 2012 Survey	iruciion.	Stated 1 or Compl	enon On	Jun 2017. Report			
			r Construction							
Masonry: Brick	75%	Now	\$93,400	LIFE	* *	5	\$10,100			
·	Horizonta	l Cracks, E	Extent : Moderate, A	Area Affe	cted : 10%					
	Location	ı : Through	out							
	Vegetatio	n Growth, I	Extent : Severe, Are	a Affecte	ed : 25%					
	Location: East Facade									
	Vertical Cracks, Extent : Moderate, Area Affected : 10%									
	Location	ı : Near Ba	sement Entrance							
Stucco Cement	10%			2032	* *	5	\$3,400			
Wood		Now	\$10,800	2040	* *	5	\$1,700			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5%									
	Location : At Main Entrance Deteriorated Finish, Extent : Light, Area Affected : 10%									
		ted Finish, 1 : At Main	=	a Affecte	d: 10%					
Windows	Location	i : Ai main	Entrance							
Aluminum	35%			2035	* *	5	\$500			
Wood		Now	\$24,600	2053	* *	5	\$4,300			
Wood					fected : 50%	3	ψ+,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	ı : Through	out							
Parapets										
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$200			
Masonry: Brick	95%		\$3,200	LIFE	* *	5	\$500			
	Water Penetration, Extent: Moderate, Area Affected: 25%									
-	Location	ı: Through	out							
Roof				• • • •	, -					
Skylight, Plastic	3%			2032	* *	1				
Not Accessible erior	97%									

Interior

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	40%			2023	\$75,200	3	\$11,500	
Cast in Place Concrete	40%			LIFE	* *	5	\$12,600	
Ceramic Tile	10%		\$28,500	2042	* *	5	\$700	
	Location	a : First Flo			-			
		ted Finish, 1 : First Flo	Extent : Severe, Ar por	ea Affec	ted : 25%			
Vinyl Tile	10%	0-2	\$2,500	2032	* *	3	\$500	
		_	ents, Extent : Mod	erate, Ai	rea Affected : 10%			
	Location: Second Floor							
		am Surface 1 : Second I	e, Extent : Moderat Floor	e, Area A	Affected : 15%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,200	
Gypsum Board	35%			LIFE	* *	5	\$3,200	
Masonry: Brick	40%			LIFE	* *			
Ceilings								
Exposed Concrete	30%			LIFE	* *	5	\$700	
Exposed Concrete	5%		\$9,500	LIFE	* *	5	\$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Beam Over Second Floor Exit							
	_	-	ent, Extent : Moder	ate, Ared	a Affected : 10%			
		ı : Boiler R		1 A CC.	1 . 100/			
			xtent : Moderate, A Floor Offices	Area А <u></u> ЈЈе	гстеа : 10%			
Gypsum Board	15%			LIFE	* *	5	\$2,700	
Gypsum Board	10%	Now	\$3,000	LIFE	* *	5	\$1,800	
• •		Crumbling, 1 : 2002 Ad	Extent : Moderate dition	, Area Ą	ffected : 5%			
		netration, E n : 2002 Ad	xtent : Moderate, A dition	Area Affe	ected : 10%			
Plaster	40%	0-2	\$7,700	LIFE	* *	5	\$3,600	
			xtent : Severe, Are		ed : 25%		42,000	
			erimeter Of Second					

		Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nder 600 Volts Service Equipment Molded Case Bkrs	100%	2053 **	5 \$300	

Location : Electrical Room

Explanation: Main Service Switch Rated At 400 Amperes.

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Electrical	Current	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (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	\$22,400	1		
Conduit	30%		2053	* *	1		
Panelboards							
Fused Disc Sw	10%		2026	\$1,500	5		
Molded Case Bkrs	40%		2026	\$6,100	5	\$100	
Molded Case Bkrs	50%		2049	* *	5	\$100	
Wiring							
Thermoplastic	50%		2027	\$14,200	1		
Thermoplastic	50%		2053	* *	1		
Motor Controllers							
Locally Mounted	100%		2025	\$15,400	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting	7 0 /		2025	# 7 .	1.0	# 400	
Fluorescent	5%		2027	\$5,000	10	\$400	
	T-12 Lamps And Fix Location : Baseme		erate, Ar	ea Affected : 100%	o O		
Fluorescent	43%		2035	* *	10	\$3,800	
	T-8 Lamps And Fixto	ires, Extent : Mode	rate, Are	a Affected : 100%			
	Location: Through	nout The Building					
Fluorescent	2%		2022	\$2,000	10	\$200	
	Compact Fluorescen	t Light, Extent : Mo		. ,		,	
	Location : Baseme			30			
LED	50%		2035	* *			
Egress Lighting							
Under Construction	100%						
Exterior Lighting							
Under Construction	100%						
Alarm							
Fire/Smoke Detection							
Under Construction	100%						

Mechanical	Current Repai	r Future R	eplacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es FY		Cycle Estimated Cost (Yrs)	Priority
Heating					
Energy Source Natural Gas	100%	2037	* *	1	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Mechanical	Current Repair		Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment	1000/	4-1 100	• • • • •	de de		0.4.000		
Hot Water Boiler	100% 0-2	\$71,400	2047	* *	1	\$4,300		
	Corroded, Extent : So		d: 70%					
	Location: Basemen		A CC . 1	1000/				
	On Extended Life, Ex Location: Basemer		Ајјестеа	: 100%				
	Other Observation, I		Affactad	. 1000/				
	Location : Basemer		Ајјестеи	. 100/0				
	Explanation: 1 Un							
Distribution	Ехрининоп . 1 Оп	· i i						
Hot Wtr Piping/Pump	70%		2035	* *	4	\$300		
Under Construction	30%		2033		•	Ψ300		
Chaci Constituction	Other Observation, I	Extent : Light, Area	Affected	: 0%				
	Location :	g,	55					
	Explanation: Entir	e 3rd Floor Is Und	ler Constr	ruction				
Terminal Devices								
Convector/Radiator	70%		2025	\$34,700	1	\$2,200		
Under Construction	30%							
	Other Observation, I	Extent : Light, Area	Affected	: 0%				
	Location:							
	Explanation: Entir	e 3rd Floor Is Und	ler Constr	ruction				
Air Conditioning								
Energy Source	1000/		2025	* *				
Electricity	100%		2035	* *	1			
Conversion Equipment	200/		2022	¢5 000	1			
Window/Wall Unit	30% 30%		2022	\$5,800	1			
No Component Under Construction	30% 40%							
Under Construction	40% Other Observation, I	Extent : Light Area	Affected	. 0%				
	Location: Roof	zaiem . Ligiii, Areu	Ајјестеи	. 070				
	Explanation : Rtu I	Renlacement						
Ventilation	Zip in the i							
Distribution								
No Component	60%							
Under Construction	40%							
Exhaust Fans								
Roof	40%		2022	\$6,200	2	\$100		
Wall Unit	20%		2027	\$700	2	\$100		
No Component	40%							
Plumbing								
H/C Water Piping	1000/		202=					
Brass/Copper	100%		2037	* *	1			
Water Heater	1000/		202=	.	_	* * * * *		
Gas Fired	100%		2027	\$5,600	2	\$100		
	Recent Replace Evid	_	Area Affe	ected : 100%				
	Location : Basemer	ार						

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO GRAPHICS BUILDING

Asset #: 2331

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	20%	0-2	\$1,400	LIFE	* *	1		
	Corroded,	Extent: M	oderate, Area Affe	cted : 15	%			
	Location	: Basemen	t					
Cast Iron	80%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2027	\$4,500	1-2	\$100	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO JUNGLE WORLD

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.880 / 2361 Yr Built/Renovated : 1985 /

Area Sq Ft : 18,350 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 3120 Lot : 20 BIN : 2116683

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$503,700	\$613,200
Interior Architecture	\$61,500	\$84,000
Electrical		\$306,700
Mechanical	\$425,600	
Total	\$990,800	\$1,003,900
Importance Code A	\$503,700	\$613,200
Importance Code B	\$487,100	\$390,700
Total	000 000	\$1,002,000

\$1,003,900

\$63,700	\$9,800	\$14,100	\$138,900
\$22,700	\$900	\$25,400	\$900
\$86,400	\$10,700	\$39,500	\$139,800
\$53,800	\$7,700	\$8,600	\$7,600
\$5,300	\$2,800	\$2,500	\$2,300
\$5,500	\$200	\$3,900	\$129,800
\$21,800		\$24,400	
FY 2020	FY 2021	FY 2022	FY 2023
	\$21,800 \$5,500 \$5,300 \$53,800 \$86,400 \$22,700	\$21,800 \$5,500 \$5,300 \$53,800 \$7,700 \$86,400 \$10,700 \$22,700 \$900	\$21,800 \$24,400 \$5,500 \$200 \$3,900 \$5,300 \$2,800 \$2,500 \$53,800 \$7,700 \$8,600 \$86,400 \$10,700 \$39,500 \$22,700 \$900 \$25,400



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

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

Asset #: 2361

Architecture		Current Repair Future Replacement				M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,600	
Masonry: Brick Cavity	80%		\$138,100	LIFE	* *	5	\$18,000	
	-		e, Extent : Light, A	rea Affe	cted : 20%			
		: All Faca		4 66	1 2007			
		l Cracks, E 1 : East Fac	Extent : Moderate, A	Area Affe	ected : 20%			
			:aae Extent : Moderate,	Araa Af	Footod · 100/			
	_	а⁄Биідінд, ı : East Fac		Area Ajj	jeciea . 10%			
			Extent : Moderate, .	Area Aff	ected · 35%			
	-	ı : All Faca		117 000 1199	2270			
Metal Panel	10%			2037	* *	5-10	\$15,500	
Window Wall	5%			2037	* *	5	\$4,200	
Windows							* .,= • •	
Metal Louvers	100%			2030	* *	10		
Parapets								
Masonry: Brick	10%	Now	\$1,500	LIFE	* *	5	\$100	
	-		e, Extent : Modera	te, Area	Affected : 20%			
		: Through						
	_		ot, Extent : Light, A	rea Affe	cted : 15%			
		: Through	out					
Metal Panel	2%			2037	* *	5	\$100	
No Component	88%							
Roof	100/	NT.	¢01.000	2027	* *			
Built-Up (BUR)		Now	\$91,000 : Severe, Area Aff	2037				
			oof With Mechanic			ogen Plan	1 <i>t</i>	
Metal Panel	15%		ooj wiii meeniine	2032	**		\$18,100	
Sloped Glazing		Now	\$274,700	LIFE	* *	10 5	\$613,200	
Stoped Glazing			eked, Extent : Mode		ea Affected : 10%	3	\$015,200	
	_	: Through		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	early corea (10, v			
		_	Extent : Moderate, 1	Area Affe	ected : 10%			
			hibition Space	33				
Traffic Topping	5%	Now	\$20,400	2037	* *			
Traine Topping			oderate, Area Affec		6			
		ı : Over Kit						
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Over Kit	chen					
nterior								
Floors								
Carpet	35%			2023	\$125,000	3	\$19,200	
Cast in Place Concrete	45%			LIFE	* *	5	\$27,000	
Ceramic Tile	5%			2030	**	5	\$1,400	
Vinyl Tile	5%			2027	\$11,900 * *	3	\$500 \$5.100	
Wood	10%			2042	* *	5	\$5,100	

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

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

Asset #: 2361

Architecture		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type		Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	30%			LIFE	* *			
Concrete Masonry Unit	40%			LIFE	* *	5	\$4,100	
Glass: Special Gauge	10%			LIFE	* *	1		
Plaster	20%			LIFE	* *	5	\$1,500	
	Other Obse	rvation, Extent :	Light, Area	Affected	: 100%			
	Location:	Throughout Ex	hibit Areas					
	Explanation	on : Hand Painte	ed Murals					
Ceilings								
AcousTileSusp.Lay-In	10%			2032	* *	5	\$2,700	
Exposed Concrete	20%			LIFE	* *	5	\$900	
Exposed Struc: Wood	35%	2-4	\$61,500	LIFE	* *			
-	Staining/Di	scoloring, Exten	t : Moderate	, Area A	ffected : 30%			
	Location :	Exhibit Areas						
Wood	35%			LIFE	* *	5	\$84,000	

ectrical	Current Repair	Future F	Replacement	М		
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts	•	•				
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent : Moderat	te, Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch	Rated At 800 A	Amperes			
Transformers						
Dry Type	100%	2025	\$16,100	5	\$100	
	Other Observation, Extent : Moderat	te, Area Affecte	ed : 100%			
	Location: 1st And 2nd Floor					
	Explanation: One 30 Kva, 480hv-2	208/120lv & Th	ree 15 Kva, 480	hv-208/1	120lv	
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5	\$100	
Raceway						
Conduit	50%	2027	\$14,200	1		
Conduit	50%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2035	* *	5		
Fused Disc Sw	10%	2026	\$3,100	5		
Molded Case Bkrs	55%	2026	\$16,800	5	\$300	
Molded Case Bkrs	30%	2035	* *	5	\$100	
Wiring						
Thermoplastic	30%	2037	* *	1		
Thermoplastic	70%	2027	\$33,400	1		
Motor Controllers						
Locally Mounted	30%	2032	* *	5		
Motor Control Center	70%	2025	\$21,100	5	\$400	

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

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

Asset #: 2361

Electrical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$300		
Stand-by Power							
Transfer Switches	1000/	2022	* *		45.500		
Automatic	100%	2032	* *	1	\$5,700		
Generators	1000/	2020	* *	1	¢7 100		
Diesel	100% Other Observation Extent M	2030		1	\$7,100		
	Other Observation, Extent : Mo Location : Basement	oaeraie, Area Ajjec	iea : 100%				
	Explanation : Emergency Die	esel Generator Rate	ed At 235 Kilowat	ts			
Batteries	Expression . Line gency Die	see Generator Rate	an 255 Kuowai	<i>1</i> 0			
Lead/Acid	100%	2020	\$1,500	5	\$700		
Fuel Storage	10070		\$1,000		\$700		
Day Tank	50%	2035	* *	5	\$1,700		
,	Other Observation, Extent : Me	oderate, Area Affec	ted : 100%		. ,		
	Location: Generator Room						
	Explanation: 25 Gallons Rat	ed Capacity					
Main Tank	50%	2042	* *	5	\$300		
	Other Observation, Extent : Mo Location : Outside		ted : 100%				
	Explanation: 5000 Gallons I	Rated Capacity					
Lighting							
Interior Lighting	200/	2027	#22 000	10	# 5.000		
Fluorescent	30%	2027	\$32,000	. 10	\$5,000		
	T-12 Lamps And Fixtures, Exte Location : Exhibits Area	mi : Moderaie, Ared	a Affectea : 100%)			
Fluorescent	50%	2035	* *	10	\$8,400		
	T-8 Lamps And Fixtures, Exten Location: Throughout The B		Affected: 100%				
Incandescent	20%	2027	\$47,400	2	\$100		
Egress Lighting			•				
Emergency, Service	40%	2027	\$3,700	1			
Emergency, Battery	10%	2027	\$2,500	10	\$400		
Exit, Service	50%	2027	\$3,100	1			
Exterior Lighting							
HID	30%	2027	\$21,200	10			
No Component	70%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%	2027	\$194,000	1-3	\$11,300		
	Other Observation, Extent : Me		ted : 100%				
	Location: Throughout The B	_					
	Explanation: Smoke Detector	rs, Alarm Bells, Str	obe Lights, Manu	al Pull S	tations, Horns		

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

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

Asset #: 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% 50%			2032 2044	* *	1	\$4,500 \$4,500	
Distribution Hot Wtr Piping/Pump	100%			2035	* *	4	\$900	
Terminal Devices Air Handler			\$222,000 tent : Moderate, Ai t And Second Floo			1	\$9,200	
Fan Coil Unit/Heat	10% On Extend	2-4 ed Life, Ex	\$26,300 tent : Moderate, And And Vestibule	2037	* *	1	\$500	
Air Conditioning								
Energy Source								
Electricity	30%			2035	* *	1		
Steam/HW System	70%			2037	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	70%			2030	* *	1	\$13,900	
		ervation, E : Co-gene	xtent : Light, Area r Plant	Affected	! : 70%			
	Explanat	ion : Refri	gerant Lithium Bro	mide. In	stalled In Adjacent	Building	3	
Exterior Pkg Unit - Cooling	10%			2027	\$14,200	2	\$100	
	-	gerant, Ext : Outside	ent : Light, Area A	ffected :	10%			
No Component	20%							
Distribution CW & CHW Wtr Pipe/Pump	70%			2037	* *	4	\$1,000	
No Component	30%							
Terminal Devices Air Handler/Cool/Ht	70%			2022	\$110,200	1	\$7,900	
No Component	30%						. , -	

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

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

Asset #: 2361

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Water Cooling Tower	70%		2021	\$37,300	2	\$12,900	
	Corroded, Extent: Mo Location: Moderate On Extended Life, Exte Location: Adjacent: Other Observation, Ex Location: Outside Explanation: Has Bo	Deterioration Ev ent : Moderate, A To Cogen Plant tent : Light, Area	ident rea Affect Affected	ed : 70% : 70%	ed.		
No Component	30%		· · · · · · · · · · · · · · · · · · ·				
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,200	
Exhaust Fans Interior	90% On Extended Life, Exto Location : Basement		2022 rea Affect	\$56,200 ed: 90%	2	\$500	
Roof	10% On Extended Life, Exte		2022 rea Affect	\$2,900 ed : 10%	2	\$100	
Plumbing							
H/C Water Piping Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger Steam Fired	30% Now Leak Evident, Extent: Location: 1 Damage			**	4	\$500	
Steam Fired	70% Other Observation, Ex Location: Mechanic Explanation: 2 Unit	al Room	2053 Affected	* *	4	\$1,900	
Sanitary Piping	1000/ N	¢12 000	LIEE	* *	1		
Cast Iron	100% Now Blockage /Clogged, Ex Location : Basement	Hv2 Room			1		
	Corroded, Extent : Sev Location : Basement		d : 20%				
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Sump Pump(s) Submersible	100%		2020	\$600	4	\$600	
Pool Filter/Treatment Sand	100%		2032	* *	4	\$6,800	
Sewage Ejector(s) Electric	100%		2027	\$5,100	4	\$700	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO JUNGLE WORLD

Asset #: 2361

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

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO MADAGASCAR! (FORMER LIONS HOUSE)

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 40,268 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116684

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$67,500	
Interior Architecture		\$47,000
Total	\$67,500	\$47,000
Importance Code A	\$67,500	
Importance Code B		\$47,000
Total	\$67,500	\$47,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$85,000		\$4,800	\$12,700
Interior Architecture	\$13,600	\$600	\$3,000	\$100
Electrical	\$6,600	\$5,500	\$22,200	\$6,800
Mechanical	\$4,700	\$4,700	\$3,500	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$113,700	\$14,800	\$37,500	\$29,700
Importance Code A	\$85,600	\$600	\$5,500	\$13,300
Importance Code B	\$22,000	\$14,000	\$31,700	\$16,400
Importance Code C	\$6,200	\$100	\$300	
Total	\$113,700	\$14,800	\$37,500	\$29,700



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

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

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

Asset #: 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	\$17,300	LIFE	* *	5	\$6,800	
			: Moderate, Area					
			g Wall - North Wes		•			
Masonry: Brick Cavity	20%			LIFE	* *	5	\$3,400	
Masonry: Granite	10%			LIFE	* *	5	\$1,300	
Masonry: Limestone	15%		\$15,500	LIFE	* *	5	\$1,900	
			d, Extent : Moderat		Affected : 15%			
			ll At Mechanical R					
Metal Panel	15%			2047	* *	5-10	\$17,500	
Windows					di di			
Metal Louvers	12%			2036	* *	10	\$2,200	
Wood	88%			2043	* *	5	\$25,300	
Parapets	100/			LIEE	* *	-	¢200	
Masonry: Brick Masonry: Limestone	10% 50%	0-2	\$19,000	LIFE LIFE	* *	5 5	\$300 \$2,000	
Masonry: Limestone			\$19,000 d, Extent : Moderat			3	\$2,000	
			i, Exiem : Moderai Stones Throughout	е, пеи г	ijjecieu . 2070			
Metal Rail	5%			2040	* *	5-10	\$2,900	
No Component	35%			20.0		5 10	Ψ2,900	
Roof								
Copper/Terne	50%	Now	\$8,200	2042	* *			
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Above M	ongoose Holding (Cell				
Metal Panel	10%	Now	\$6,900	2040	* *			
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 10%			
	Location	: Above W	omen Restroom					
Paver: Asphalt	15%	Now	\$16,400	2036	* *			
•	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 15%			
	Location	: West Sid	le Of Building - Thi	roughout				
	Vegetation	ı Growth, E	Extent : Moderate, .	Area Affe	ected : 25%			
	Location	: Through	out					
			xtent : Moderate, A					
	Location Offices	: At Roof I	Drain And Embeda	led Glass	Block - Above Le	mur Hold	ling Cells And	
Skylight, Metal/Glass	15%	Now	\$67,500	2047	* *			
			xtent : Moderate, A nall Wonders	Area Affe	cted: 5%			
Skylight, Plastic	10%			2040	* *	1		
Interior	10/0			2070		1		

Interior

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

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

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
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$19,600	
Ceramic Tile	5%			2036	* *	5	\$900	
Marble Panels	10%			LIFE	* *	5	\$1,300	
Quarry Tile	2%			2040	* *	5	\$500	
Sheet Vinyl/Rubber	20%			2032	* *	5	\$5,400	
Terrazzo	3%			LIFE	* *	5	\$400	
Vinyl Tile	5%			2032	* *	3	\$400	
Wood	5%			2055	* *	5	\$1,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	3%			2036	* *	5	\$300	
Concrete Masonry Unit	50%	Now	\$6,200	LIFE	* *	5	\$2,000	
•	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: West Fac	cade					
Glass: Special Gauge	8%			LIFE	* *	1		
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	2%			LIFE	* *			
Operable Wall	2%			2047	* *	5	\$700	
Plaster	8%			LIFE	* *	5	\$200	
Wood	2%			LIFE	* *	5	\$800	
Ceilings						-	+ + + + + + + + + + + + + + + + + + + +	
AcousTileSusp.Lay-In	5%	Now	\$400	2040	* *	5	\$400	
ricous ricous pieday in			xtent : Severe, Are		d : 5%	5	Ψ100	
		: Women I		33				
Exposed Concrete	45%	Now	\$5,800	LIFE	* *	5	\$1,300	
Exposed Concrete			xtent : Moderate, A		cted · 10%	3	ψ1,500	
			nd Mongoose Hold					
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$1,700	
Wood	30%			LIFE	* *	5	\$47,000	

lectrical	Current Repair	Future Replac	cement	М	aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
ver 600 Volts	•						
Service Equipment							
Air Circuit Breaker	100%	2047	* *	3	\$200		
	Other Observation, Extent: Moderate,	Area Affected : 10	00%				
	Location: Electrical Room						
	Explanation : Main Service Disconne	ct Rated At 600 A	mperes, 4.	160 Volts			
Transformers			-				
Dry Type	100%	2040	* *	3	\$200		
J J1	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room						
	Explanation: 750kva, 4160/480/277	Volts					

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

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

Asset #: 1576

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts		•				
Feeders						
Cable	100%	2043	* *	1		
Raceway						
Conduit	100%	2047	* *	1		
Under 600 Volts						
Service Equipment	1000/	20.45	at. at.	_	#200	
Fused Disc Sw	100%	2047	**	5	\$200	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Electrical Room	C	-l D 1 A - 120	0.4	A 1 900	
	Explanation: 2- Main Service Discort Amperes.	<i>ппес</i> т S wii	cnes Katea At 1200) Ampere	es Ana 800	
Transformers	- Empereur					
Dry Type	100%	2040	* *	5	\$100	
3 31	Other Observation, Extent : Moderate,	Area Affe	ected : 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	80%	2040	* *			
Drive						
Ground						
Grounding Devices	1000/	LIEE	* *	5	\$600	
Generic	100%	LIFE		5	\$600	
Stand-by Power Transfer Switches						
Automatic	100%	2040	* *	1	\$12,400	
Generators	10070	2040	•	1	\$12,400	
Diesel	100%	2036	* *	1	\$15,600	
Diesei	Other Observation, Extent : Moderate,		ected : 100%	1	φ15,000	
	Location: Generator Room	. 1. 0.0. 1 1996				
	Explanation: Emergency Generator	Rated At (500 Amperes			
Batteries						
Nickel Cadmium	100%	2022	\$1,700	5	\$9,000	

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

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

Asset #: 1576

Electrical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2055	* *	5	\$400	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Generator Ro					
	Explanation: 1500 Gal	ons Rated Capacity				
Lighting						
Interior Lighting						
Fluorescent	85%	2032	* *	10	\$9,300	
	T-8 Lamps And Fixtures,		a Affected : 100%			
	Location: Throughout T	The Building				
Fluorescent	5%	2032	* *	10	\$500	
	Compact Fluorescent Lig	ht, Extent : Moderate, A	Area Affected : 100	0%		
	Location: Hallways					
Incandescent	5%	2032	* *	2		
LED	5%	2032	* *			
Egress Lighting						
Emergency, Service	50%	2032	* *	1		
Exit, LED	20%	2055	* *	1		
Exit, Service	30%	2032	* *	1		
Exterior Lighting						
HID	30%	2032	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$4,500	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Hallways					
	Explanation: Intrusion	Alarm Only; Motion Se	nsors			
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$25,600	
	Other Observation, Exten		cted : 100%			
	Location: Throughout T	=				
	Explanation : Strobe Lig	ghts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repa	ir Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
	Other Observation, Extent	: Light, Area Affected : 1	100%			

Explanation: Cogeneration Hot Water From Power Plant To Warm-up The Boilers

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

Location : Basement Mechanical Room

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

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

Asset #: 1576

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler		vation, Extent : Light, Area Basement Mechanical Room		**	1	\$5,900	
	Explanation	ı : 1 Unit And 2 Cogenerat	ed Hot W	ater Heat Exchang	gers		
Distribution Hot Wtr Piping/Pump	100%		2049	* *	4	\$900	
Terminal Devices Air Handler Convector/Radiator	80% 10%		2032 2040	* * * *	1	\$5,900 \$400	
Fan Coil Unit/Heat Air Conditioning Energy Source	10%		2032		1	\$400	
District Chilled Water	Location: I	vation, Extent : Light, Area Basement Mechanical Roon n : From Adjacent Building	n		1		
Distribution CW & CHW Wtr Pipe/Pump	100%	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2047	**	4	\$600	
Terminal Devices Air Handler/Cool/Ht	100%		2032	* *	1	\$7,400	
Heat Rejection Air Cooled Condenser Unit	100%		2035	* *	2	\$8,300	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,700	
Exhaust Fans Interior	100%		2032	* *	2	\$400	
Plumbing H/C Water Piping Brass/Copper	100%		2047	* *	1		
HW Heat Exchanger Steam Fired	100%		2047	* *	4	\$1,200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2032	* *	4	\$1,300	
Pool Filter/Treatment Sand	100%		2040	* *	4	\$4,400	
Sewage Ejector(s) Electric	100%		2035	* *	4	\$1,600	
Backflow Preventer Generic	100%		2027	\$3,200	1	\$700	
Fixtures Generic	100%						

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

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

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

Asset #: 1576

Mechanical	Current Repa	ir Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin FY		vcle Estimated Cost (rs)	Priority
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
•	Other Observation, Exten	t : Light, Area Affected : 100%	6		
	Location: B, 1, Mezz				
	Explanation: 1 Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2053	** 1-	-2 \$3,400	
Fire Pump					
Generic	100% Now	\$400 2036	* * 1	\$2,000	
	Leak Evident, Extent : Mo	derate, Area Affected : 5%		,	
	Location : Basement	, J J			

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO MAINTENANCE / PEST CONTROL

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 12,600 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3120 Lot : 20 BIN : 2116687

\$1,099,500	\$306 500
	\$306,500
\$1,099,500	
\$1,099,500	\$306,500
	\$268,300
	\$38,200
\$1,099,500	
FY 2020 - 2023	FY 2024 - 2029
	\$1,099,500 \$1,099,500 \$1,099,500

Total \$1,099,500 \$306,500

\$3,900			
\$33,600	\$700	\$26,000	\$76,800
\$3,600	\$1,200	\$3,800	\$1,200
\$41,100	\$2,000	\$29,800	\$78,100
\$30,900	\$1,700	\$9,200	\$1,700
\$100	\$100	\$11,600	
\$7,800	\$100	\$6,500	\$76,400
\$2,400		\$2,600	
FY 2020	FY 2021	FY 2022	FY 2023
	\$2,400 \$7,800 \$100 \$30,900 \$41,100 \$3,600 \$33,600	\$2,400 \$7,800 \$100 \$100 \$30,900 \$1,700 \$41,100 \$2,000 \$3,600 \$3,600 \$33,600 \$700	\$2,400 \$7,800 \$100 \$100 \$100 \$100 \$11,600 \$30,900 \$1,700 \$9,200 \$41,100 \$2,000 \$2,800 \$3,600 \$3,600 \$3,600 \$33,600 \$1,200 \$3,800 \$33,600 \$3,800 \$32,000



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

rchitecture	Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Alum/Vinyl Siding	60% Now	\$835,200	2057	* *			
	Broken/Missing Elemen		erate, Are	ea Affected : 25%			
	Location: Throughout						
	Worn/Eroded, Extent : I		Affected :	100%			
	Location: Throughout						
	Other Observation, Exte		Area Affe	cted : 100%			
	Location: Throughout						
	Explanation: This Is A	Actually Compos					
Masonry: Granite	5%		LIFE	* *	5	\$1,500	
Stucco Cement	5%		2032	* *	5	\$5,100	
Wood	30% Now	\$264,300	2032	* *	5	\$30,800	
	Broken/Missing Elemen Location: Throughou		erate, Are	ea Affected : 35%			
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 35%			
	Location: Throughou						
	Other Observation, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location: Throughou	t					
	Explanation: This Co.	mponent Is Actu	ally Wood	d Shingles			
Windows							
Aluminum	100%		2035	* *	5	\$4,700	
Roof							
Asphalt Shingle	95%		2036	* *	10	\$5,600	
Skylight, Plastic	5%		2032	* *	1		
rerior							
Floors							
Carpet	25%		2023	\$73,600	3	\$11,300	
Cast in Place Concrete	30%		LIFE	* *	5	\$14,800	
Sheet Vinyl/Rubber	5%		2027	\$34,200	5	\$1,700	
V:1 T:1.	5%		2027	\$9,800	3	\$400	
Vinyl Tile							
Wood	10%		2042	* *	5	\$4,200	
•		ent : Light, Area			5	\$4,200	
•	10% Other Observation, Exte	· ·			5	\$4,200	
Wood	10% Other Observation, Extended Location: 2nd Floor	· ·			5	\$4,200	
•	10% Other Observation, Extended Location: 2nd Floor Explanation: Pest Co 25%	ntrol Offices	Affected	: 100%	5	\$4,200	
Wood	10% Other Observation, Extended Location: 2nd Floor Explanation: Pest Co	ntrol Offices ent : Light, Area	Affected	: 100%	5	\$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 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Gypsum Board	25%			LIFE	* *	5	\$4,300	
Plaster	20%	0-2	\$2,300	LIFE	* *	5	\$1,700	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%			
	Location	: 2nd Floo	r - Pest Control					
Plywood/Hardboard	25%	0-2	\$1,500	LIFE	* *			
•	Dry Rot/Decay, Extent: Moderate, Area Affected: 15%							
	Location	: 2nd Floo	r - Pest Control					
Not Accessible	25%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: 2nd Floo	r / East Wing					
	Explana	tion : Veter	inarian Private Re	sidence				
Ceilings								
AcousTileConcealSpLn	25%			2032	* *	5	\$7,100	
AcousTileSusp.Lay-In	10%			2040	* *	5	\$2,300	
Gypsum Board	25%			LIFE	* *	5	\$7,100	
Plaster	15%			LIFE	* *	5	\$2,100	
Not Accessible	25%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: 2nd Floo	r / East Wing					
	Explana	tion : Veter	inarian Private Re	sidence				

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2027	\$28,300	1		
Panelboards						
Fused Disc Sw	5%	2026	\$1,500	5		
Molded Case Bkrs	75%	2026	\$22,900	5	\$200	
Molded Case Bkrs	20%	2035	* *	5	\$100	
Wiring						
Thermoplastic	80%	2027	\$38,200	1		
Thermoplastic	20%	2037	* *	1		
Motor Controllers Locally Mounted	100%	2025	\$30,100	5	\$100	
Lighting	10070	2023	Ψ30,100		Ψ100	
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$11,600	
	Other Observation, Extent : Light,	Area Affected:	100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting		_	_	•		
Emergency, Service	100%	2032	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MAINTENANCE / PEST CONTROL

Asset #: 2353

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Exterior Lighting				
HID	20%	2027 \$9,700	10	
No Component	80%			

Mechanical	Current Repair			Futu	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2037	* *	1		
Conversion Equipment Steam Boiler	100%		7	2044	**	1	\$12,500	
	Location	: Basemen		Ађестеа) : 100%			
Distribution	Ехріапа	tion : 1 Stee	ат Боиег					
Central Plant Steam Piping/Pmp	100%	Now	\$20,400	2027	\$203,800	4	\$600	
1 & 1		Extent : M : Various	loderate, Area Affe	ected : 25	7%			
		led Life, Ex : Through	tent : Moderate, A out	rea Affec	eted : 100%			
Terminal Devices Convector/Radiator	100%			2025	\$64,500	1	\$4,100	
Air Conditioning								
Energy Source	1000/			2025	* *	1		
Electricity Conversion Equipment	100%			2035		1		
Window/Wall Unit No Component	30% 70%			2022	\$7,500	1		
Plumbing	7070							
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
			Extent : Light, Area	Affected	! : 10%			
		: Basemen						
W/ / II /	Explana	tion: Wate	r Main Replaceme	nt Is In F	rogress			
Water Heater Gas Fired	100%			2025	\$7,300	2	\$200	
Sanitary Piping	10070			2023	Ψ7,300		Ψ200	
Cast Iron	100%	Now	\$8,800	LIFE	* *	1		
	_		Extent : Severe, Arc acks Up To Basem					
Fixtures								
Generic	100%							

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO MONORAIL MAINT. BLDG.
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.103 / 2326 Yr Built/Renovated : 1977 /

Area Sq Ft : 5,100 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN : 2116685

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$41,400
Mechanical		\$159,400
Total		\$200,800
Importance Code A		\$86,400
Importance Code B		\$114,400
Total		\$200,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,500		\$2,700	
Interior Architecture	\$14,200			
Electrical	\$100	\$100	\$100	
Mechanical	\$200	\$700	\$4,500	\$700
Total	\$32,900	\$800	\$7,300	\$700
Importance Code A	\$18,500	\$500	\$2,700	\$500
Importance Code B	\$14,400	\$300	\$4,600	\$200
Total	\$32,900	\$800	\$7,300	\$700



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Exterior Walls				
Cast in Place Concrete	5% 0-2 \$4,900	LIFE **	5 \$4,300	
	Worn/Eroded, Extent : Moderate, Area Location : Foundation Walls	Affectea : 20%		
Metal Panel	85% 0-2 \$5,300 Corrosion/Rusting, Extent : Moderate, Location : At Building Base	2037 ** Area Affected : 10%	5 \$27,200	
Metal Coiling Doors	10%	2032 **	5 \$5,300	
Roof				
Metal Panel	100% Now \$8,300 Corrosion/Rusting, Extent: Moderate, Location: Throughout Gut/DS Non Func/Miss, Extent: Moder Location: Along Perimeter Water Penetration, Extent: Moderate, Location: Along Perimeter	rate, Area Affected : 5%		
nterior Floors				
Cast in Place Concrete	100% 0-2 \$8,100 Cracking/Crumbling, Extent: Light, Ar Location: Various Locations Through		5 \$16,700	
Ceilings				
Exposed Struc: Steel	20%	LIFE **		
Fiber Board	65% Now \$4,100 Broken/Missing Elements, Extent: Mod Location: Perimeter Edges Worn/Eroded, Extent: Moderate, Area			
	Location: Throughout	A.CC . 1 1000/		
	Other Observation, Extent : Light, Area Location : Throughout	ı А <i>ဌ</i> јестеа : 100%		
	Explanation: Reinforced Fiberglass I	Panels		
Metal Panel	15% Now \$2,000 Deteriorated Finish, Extent: Moderate Location: Bathroom Area	LIFE ** , Area Affected : 25%	5 \$1,400	
	Water Penetration, Extent : Moderate, Location : Bathroom Area	Area Аffестеа : 10%		

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Electrical	Current Repair		Future Replacement			Maintenance		
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts								
Feeders								
Not Accessible	100%							
Raceway	1000/							
Not Accessible	100%							
Under 600 Volts								
Service Equipment Fused Disc Sw	100%		2027	¢1 500	5			
Fused Disc Sw		on, Extent : Moderate, .		\$1,500	5			
	Location : Ele		<i>Атеи Ајје</i>	ciea . 10070				
		One 400 Ampere And T	wo 200 A	mnere Main Disco	nnect Su	vitches		
Transformers	Ехрининон .	one 100 Impere Ina I	WO 200 11	mpere main Bisco	Tineer 51	riteries		
Dry Type	100%		2025	\$16,100	5			
Biy Type		on, Extent : Moderate, .		·	J			
	Location : Ele		33					
	Explanation:	One 112.5 Kilo-volt-am	pere, 480	hv-208/120lv				
Switchgear / Switchboard	÷	•	•					
Molded Case Bkrs	100%		2027	\$24,900	5	\$100		
Raceway								
Conduit	100%		2027	\$3,800	1			
Panelboards								
Fused Disc Sw	10%		2026	\$800	5			
Molded Case Bkrs	90%		2026	\$6,900	5	\$100		
Wiring								
Thermoplastic	100%		2027	\$8,300	1			
Motor Controllers								
Locally Mounted	100%		2025	\$7,300	5			
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	100%		2035	* *	10	\$4,700		
Fluorescent		Fixtures, Extent : Mode			10	\$4,700		
	-	oughout The Building	тине, тте	i Tijjecieu . 10070				
Egress Lighting								
Emergency, Battery	50%		2027	\$3,500	10	\$600		
Exit, Service	50%		2027	\$700	1			
Exterior Lighting								
HID	10%		2027	\$2,000	10			
Incandescent	10%		2027	\$1,700	2			
No Component	80%							

Alarm

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL MAINT. BLDG.

Asset #: 2326

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	80%			
Generic	20%	2035 **	1 \$400	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location : Outside			
	Explanation: CCTV Surveillance Can	nera		

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Radiant Heater	100%	2027	\$86,400	2	\$2,400	
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: 10 Units					
Terminal Devices						
Fan Coil Unit/Heat	100%	2027	\$73,000	1	\$1,700	
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Throughout					
	Explanation : Electric Unit	Heaters				
Ventilation						
Exhaust Fans						
Wall Unit	100%	2027	\$1,700	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Electric	100%	2022	\$4,300	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO MONORAIL SHELTER

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.102 / 2325 Yr Built/Renovated : 1977 /

Area Sq Ft : 9,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN : 2116686

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$105,200	
Electrical	\$48,000	
Total	\$153,100	
Importance Code B	\$153,100	
Total	\$153,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,700			
Electrical	\$200	\$100	\$100	\$100
Total	\$11,900	\$100	\$100	\$100
Importance Code A	\$11,700			
Importance Code B	\$200	\$100	\$100	\$100
Total	\$11,900	\$100	\$100	\$100



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO MONORAIL SHELTER

Asset #: 2325

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	5%	0-2	\$7,500	2032	* *	5	\$1,800	
	Dry Rot/De	ecay, Exten	it : Moderate, Ared	ı Affected	d: 20%			
	Location	: Through	out					
	Other Obse	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explanat Actual W	•	sed Structural Woo	d Colum	ens That Support T	he Canop	oy Roof - No	
No Component	95%							
Roof								
Metal Panel	100%	2-4	\$4,200	2032	* *			
	Deformed/	Dented, Ex	tent : Moderate, A	rea Affe	cted : 20%			
	Location	: Various	Locations					
Interior								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$105,200	LIFE	* *			

Dry Rot/Decay, Extent: Moderate, Area Affected: 40%

Location: Throughout

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts							
Service Equipment							
Not Accessible	100%						
Transformers							
Not Accessible	100%						
Feeders							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Under 600 Volts							
Raceway							
Conduit	100%		2037	* *	1		
Panelboards							
Fused Disc Sw	100%		2035	* *	5	\$200	
Wiring							
Thermoplastic	100%		2037	* *	1		
Lighting							
Interior Lighting							
Incandescent	100%		2022	\$48,000	2	\$200	
Exterior Lighting							
HID	20%		2027	\$6,900	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	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	80%				
Generic	20%	2035 **	1	\$700	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location : Outside				
	Explanation: CCTV Surveillance Can	mera			

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO OPERATIONS

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.510 / 2189 Yr Built/Renovated : 1935 /

Area Sq Ft : 3,100 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,000	\$4,000	\$10,000	
Interior Architecture	\$4,400	\$100		\$37,500
Electrical			\$6,200	\$100
Mechanical	\$22,900	\$200	\$7,100	\$300
Total	\$54,400	\$4,400	\$23,300	\$37,800
Importance Code A	\$49,800	\$4,200	\$10,200	\$200
Importance Code B	\$3,900	\$200	\$13,100	\$37,600
Importance Code C	\$600			
Total	\$54,400	\$4,400	\$23,300	\$37,800



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$8,100	
Masonry: Brick	50%			LIFE	* *	5	\$8,100	
Masonry: Brick	20%			LIFE	* *	5	\$3,200	
Wood Overhead Doors	20%			2032	* *	5	\$16,100	
Windows								
Aluminum	98%	2-4	\$26,600	2043	* *	5	\$1,600	
			ct, Extent : Moderd	ite, Area	Affected : 20%			
	Location	: Through	out					
Steel	2%			2035	* *	5	\$800	
Parapets								
Glazed Ceramic Panel	10%			2037	* *	5-10	\$16,500	
Masonry: Brick	40%			LIFE	* *	5	\$6,200	
No Component	50%							
Roof								
Metal, Corrugated	50%			2032	* *	1		
Roll Roofing	50%			2026	\$20,400	5	\$8,100	
nterior								
Floors								
Carpet	60%			2023	\$36,100	3	\$5,500	
Cast in Place Concrete	15%			LIFE	* *	5	\$1,500	
Ceramic Tile	5%			2030	* *	5	\$200	
Vinyl Tile	20%			2027	\$8,000	3	\$300	
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Fiberglass Panel	10%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explana	tion : Struc	turally Reinforced	Fiberbo	ard			
Gypsum Board	55%			LIFE	* *	5	\$7,800	
Metal Panel	20%			LIFE	* *		4 - 7 4	
Ceilings								
AcousTileSusp.Lay-In	100%			2040	* *	5	\$4,600	

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2047 *	* 5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation : Main Service Switch Ra	ted At 200 Amperes			

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Electrical	Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	80%	2027	\$3,100	1			
Conduit	20%	2047	* *	1			
Panelboards							
Molded Case Bkrs	100%	2043	* *	5	\$100		
Wiring							
Thermoplastic	20%	2047	* *	1			
Thermoplastic	80%	2027	\$6,700	1			
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	100%	2032	* *	10	\$2,800		
	Other Observation, Extent : L	0	: 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	\$3,300	1-3	\$200		
_	Other Observation, Extent : M	Ioderate, Area Affe	ected : 100%				
	Location: Hallways						
	Explanation: Pull Stations	Only					

lechanical	Current Rep	air	Future	Replacement	M	Maintenance	
vstem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2037	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 0-2	\$22,800	2047	* *	1	\$1,400	
	On Extended Life, Exten	t : Light, Area A	ffected:	100%			
	Location: Adjoining G	arage					
	Other Observation, Exte	nt : Light, Area	Affected :	100%			
	Location: Adjoining G	arage					
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%		2026	\$4,600	4	\$200	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO OPERATIONS

Asset #: 2189

Mechanical	Curre	nt Repair	Future Replacement		re Replacement Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Terminal Devices								
Convector/Radiator	90%		2032	* *	1	\$900		
Unit Heater - Steam	10%		2027	\$1,100	4			
		ı, Extent : Light, Area	Affected	: 10%				
	Location : Adjoi	ning Garage						
	Explanation : Se	rves Garage Space						
Air Conditioning								
Energy Source								
Electricity	100%		2035	* *	1			
Conversion Equipment								
Window/Wall Unit	75%		2022	\$4,600	1			
No Component	25%							
Ventilation								
Exhaust Fans								
Wall Unit	30%		2022	\$300	2			
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2037	* *	1			
Water Heater								
Gas Fired	100%		2022	\$1,800	2			
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							

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

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

DEPARTMENT OF CULTURAL AFFAIRS - FY 2019 Print Date: 19-Sep-2018

Asset Name : BRONX ZOO PHEASANT AVIARY

Address : BRONX RIVER PKWY AND FORDHAM RD EAST OF SOUTHERN BLVD.GATE

Borough : BRONX Agency's Number : N/A

Program / Asset # : DCA0005.540 / 2192 Yr Built/Renovated : 1935 / 2004

Area Sq Ft : 7,500 **Project Type** : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot BIN : 2101156

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Mechanical		\$108,900
Total		\$108,900
Importance Code A		\$55,300
Importance Code B		\$53,700
Total		\$108.900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,200			
Interior Architecture	\$10,500		\$500	
Electrical	\$9,700	\$100	\$2,600	
Mechanical	\$7,900	\$600	\$3,200	\$800
Total	\$63,300	\$700	\$6,300	\$800
Importance Code A	\$35,600	\$400	\$400	\$400
Importance Code B	\$27,700	\$400	\$5,900	\$400
Importance Code C				
Total	\$63,300	\$700	\$6,300	\$800



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset # : 2192

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	200/	d. d.	_		
Cast in Place Concrete	20% 55% Now \$4,80	LIFE ** 00 LIFE **	5 5	\$14,200	
Masonry: Brick	55% Now \$4,80 Water Penetration, Extent: Light, A		3	\$7,800	
	Location: Into Holding Cages On				
Stucco Cement	10% 0-2 \$80		5	\$1,800	
Staces Cement	Cracking/Crumbling, Extent: Light,		J	Ψ1,000	
	Location : Joints At Chimney	, 33			
Wood	15% Now \$22,80	00 2032 **	5	\$5,300	
	Deteriorated Finish, Extent: Moder	rate, Area Affected : 45%			
	Location: Eaves And Trims				
	Split/Cracked, Extent : Moderate, A				
	Location: At Eaves, And Decorati	ive Trims			
Windows	750/	2025 **	~	Φ.5.0.0	
Aluminum	75% Other Observation, Extent: Light, A	2033	5	\$500	
	Location: Throughout	лгей А <i>ујес</i> ней . 100%			
	Explanation : Protective Metal Gr	rilles			
Wood	25% Now \$40		5	\$700	
W 60 a	Deteriorated Finish, Extent : Moder		J	Ψ700	
	Location: Throughout	. 00			
	Split/Cracked, Extent : Moderate, A	rea Affected : 5%			
	Location: Throughout				
	Unit Inoperable, Extent: Moderate,	Area Affected : 10%			
	Location: Throughout				
Roof	000/	2030 **	10	¢2 100	
Asphalt Shingle Skylight, Metal/Glass	90% 5% Now \$3,10	2030	10	\$3,100	
Skylight, Wetal/Glass	Water Penetration, Extent: Modera				
	Location : South Roof	, - .,,			
Skylight, Plastic	5%	2032 **	1		
Interior	-				
Floors					
Cast in Place Concrete	95% Now \$10,50		5	\$21,600	
	Cracking/Crumbling, Extent: Mode	==			
	Location: South Node @ Thresho				
	Drains Clogged, Extent: Moderate,	Area Affected : 5%			
XX7 1	Location : South Holding Cages	2042 **		#1.000	
Wood	5%	2042 **	5	\$1,000	
Interior Walls Masonry: Brick	30%	LIFE **			
Plaster	70%	LIFE **	5	\$1,900	
Ceilings	7070	DII L		ψ1,700	
Exposed Concrete	5%	LIFE **	5	\$100	
Gypsum Board	15%	LIFE **	5	\$2,000	
Plaster	80%	LIFE **	5	\$5,200	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset # : 2192

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	50%	2027 \$1,300	5		
	Other Observation, Extent : Moderate, Location : Outside	Area Affected : 100%			
	Explanation : One 100 Ampere Main	Disconnect Switch			
Molded Case Bkrs	50%	2027 \$1,300	5	\$100	
Moided Case Bris	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected : 100%	3	\$100	
	Explanation: One 125 Ampere Main	Disconnect Switch			
Transformers	1000/		_		
Dry Type	100%	2032 **	5		
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Outside				
	Explanation: One 75 Kilo-volt-amper	re, 480hv-208/120lv			
Raceway					
Conduit	100%	2027 \$14,200	1		
Panelboards					
Fused Disc Sw	5%	2026 \$800	5		
Molded Case Bkrs	95%	2026 \$14,500	5	\$200	
Wiring					
Thermoplastic	100%	2027 \$18,600	1		
Ground					
Grounding Devices					
Generic	100% 0-2 \$9,700 Other Observation, Extent: Moderate, Location: Water Main Explanation: Corroded	LIFE ** Area Affected : 100%	5	\$100	
Lighting		<u> </u>			
Interior Lighting					
Fluorescent	100%	2035 **	10	\$6,900	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building				
Exterior Lighting					
Fluorescent	10%	2022 \$2,500	10	\$100	
	Compact Fluorescent Light, Extent : Ma Location : Outside	oderate, Area Affected : 10	0%		
No Component	90%				
110 Component)U/U				

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100%		2037	* *	5	\$2,300	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO PHEASANT AVIARY

Asset #: 2192

Mechanical	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2025	\$55,300	1	\$3,700	
	Other Observation, Ex	_	Affected	! : 100%			
	Location: 1st Floor	Boiler Room					
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$400	
Terminal Devices							
Convector/Radiator	50%		2032	* *	1	\$1,200	
Fan Coil Unit/Heat	50%		2027	\$53,700	1	\$1,200	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2020	\$1,500	1		
No Component	90%						
Ventilation							
Exhaust Fans							
Roof	10%		2022	\$1,200	2		
Wall Unit	10%		2022	\$300	2		
No Component	80%						
Plumbing							
H/C Water Piping	1000/		2027	* *	1		
Brass/Copper	100%		2037	* *	1		
Water Heater	500/		2025	#2.200	4		
Electric	50%	#2.2 00	2025	\$3,200	4		
Electric	50% Now	\$3,200	2027	\$3,200	4		
	On Extended Life, Exte Location : 2nd Floor		Affectea	2: 30%			
Sanitary Piping							
Cast Iron	100% Now	\$2,600	LIFE	* *	1		
	Blockage /Clogged, Ex	tent : Severe, Are	a Affecte	ed : 10%			
	Location : Water Bac	cks Up To 1st Flo	or When	It Rains			

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

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO PRIMATES BUILDING-#36
Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 15,108 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116688

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$205,700	
Interior Architecture	\$1,247,100	
Electrical	\$4,800	\$108,800
Mechanical	\$215,400	\$203,600
Total	\$1,672,900	\$312,400
Importance Code A	\$205,700	\$121,400
Importance Code B	\$1,345,400	\$191,000
Importance Code C	\$121,900	
Total	\$1,672,900	\$312,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,800		\$1,700	\$700
Interior Architecture	\$42,700			
Electrical	\$31,500	\$100	\$43,100	
Mechanical	\$19,100	\$1,500	\$2,700	\$1,400
Total	\$116,100	\$1,600	\$47,500	\$2,100
Importance Code A	\$23,500	\$700	\$2,400	\$1,500
Importance Code B	\$92,500	\$800	\$45,000	\$700
Importance Code C				
Total	\$116,100	\$1,600	\$47,500	\$2,100



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

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

Asset #: 2351

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	100/			• • • •		_	40.000	
Fiberglass Panel	10%	0.2	007.700	2030	* *	5	\$9,900	
Masonry: Brick	65%	0-2 " Miss/Eno.	\$87,700 l, Extent : Moderai	LIFE		5	\$17,200	
			ı, Exieni : Moaerai ıd South Facade B			o		
Masanny Granita	5%	. 1107111111	a sount racace by	LIFE	* *	5	\$1,000	
Masonry: Granite Masonry: Limestone		Now	\$53,500	LIFE	* *	5	\$3,000	
Wasoni y. Emicstone			4, Extent : Moderat			3	\$5,000	
			nd South Facade Be			e		
			Extent : Moderate,					
	_		l East Facade					
Stucco Cement	5%			2032	* *	5	\$3,300	
Windows							-	
Aluminum	40%			2043	* *	5	\$1,400	
Fiberglass Panel	60%			2035	* *	5	\$8,000	
Parapets			*			_	***	
Masonry: Limestone		0-2 Crumbling, : Through	\$13,800 Extent : Light, Are	LIFE ea Affect	* * ed : 5%	5	\$1,000	
		_	l, Extent : Moderai	e. Area	Affected : 20%			
		: Through		-,	-5,,			
	Staining/L		Extent : Moderate	, Area Ą	ffected : 35%			
Roof								
Copper/Terne		Now	\$64,400	2042	* *			
			xtent : Moderate, A					
		: At Dome	And Over Flankin					
Fiberglass Panel	10%			2030	* *	1		
nterior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$5,300	
Terrazzo		Now	\$1,125,200	LIFE	* *	5	\$17,000	
Terrazzo			xtent : Severe, Are		ed : 15%	3	Ψ17,000	
	-		out Main Public C					
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d: 20%			
	Location	: Through	out Animal Cages					
			xtent : Severe, Are	a Affecte	ed : 100%			
		: Through						
	Explana	tion : Exhib	oit Is Closed To Pu	blic Due	To Failing Floor	Condition	ı	

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

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

Asset #: 2351

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$700		
Glass: Special Gauge	5%	Now	\$66,200	LIFE	* *	1			
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location	: Through	out Animal Exhibit	S					
Masonry: Brick	5%			LIFE	* *				
Masonry: Fieldstone	20%	Now	\$55,800	LIFE	* *				
•	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location	: Basemen	t - South East And	West Wo	ılls				
	Explana	tion : Wate	r Penetration						
Plaster	25%			LIFE	* *	5	\$2,800		
SGFT/Glazed Masonry	40%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	70%	0-2	\$26,200	2032	* *	5	\$9,100		
•		issing Elem : Main Ex	ents, Extent : Mod hibit Hall	erate, Ar	ea Affected : 25%				
		etration, E : Exhibit	xtent : Moderate, A	Area Affe	cted : 10%				
Exposed Concrete	20%	Now	\$14,900	LIFE	* *	5	\$700		
1	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%		·		
	Location	: Ante Roo	om 5 In East Access	s Corrido	or And Under Roof	Drain In	ı West Corridor		
Plaster	10%	0-2	\$1,500	LIFE	* *	5	\$1,300		
1 100001			xtent : Moderate, A		cted : 5%	2	Ψ1,500		
	Location			33 -					

lectrical	Current Repair	Future	Future Replacement Maintenance			
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Switch I	Rated At 200	O Amperes.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$108,800	5	\$400	
Raceway						
Conduit	100%	2027	\$30,900	1		
Panelboards						
Fused Disc Sw	5%	2026	\$1,700	5		
Molded Case Bkrs	45%	2026	\$15,000	5	\$200	
Molded Case Bkrs	50%	2035	* *	5	\$200	

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

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

Asset #: 2351

Electrical		Current I	Repair	Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Wiring									
Braided Cloth	40%	2-4	\$20,800	2052	* *	1			
		_	ent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Through	out The Building						
Thermoplastic	40%			2027	\$20,800	1			
Thermoplastic	20%			2037	* *	1			
Motor Controllers									
Locally Mounted	90%			2032	* *	5	\$100		
Locally Mounted	10%			2025	\$3,300	5			
Ground									
Grounding Devices									
Generic	100%	0-2	\$10,600	LIFE	* *	5	\$200		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	: Water M	Tain ain						
	Explana	tion : Corre	oded						
Lighting									
Interior Lighting									
Fluorescent	90%			2032	* *	10	\$12,500		
	-		res, Extent : Mode	rate, Are	a Affected : 100%				
	Location	: Through	out The Building						
Fluorescent	5%			2022	\$4,800	10	\$700		
	Compact I	Fluorescent	t Light, Extent : Mo	derate, 1	Area Affected : 100	0%			
	Location	: 1st Floor	r						
Incandescent	5%			2022	\$10,600	2			
Egress Lighting					4-0,000				
Emergency, Battery	50%			2027	\$11,300	10	\$1,800		
Exit, Service	50%			2027	\$2,800	1	\$1,000		
	2070				4-,500				
	30%			2022	\$19,100	10			
					\$15,100				
Exit, Service Exterior Lighting HID No Component	30% 70%			2027	\$2,800	10			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2037 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Basement			
	Explanation: Cogeneration Hot Water	r From Power Plant To Wa	ırm-up The Boilers	
Conversion Equipment				
Hot Water Boiler	100%	2025 \$121,400	1 \$7,500	
	Other Observation, Extent : Light, Area	Affected: 100%	•	
	Location: Basement			
	Explanation: 1 Unit And 1 Cogenerat	ed Hot Water Heat Exchan	ger	

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

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

Asset #: 2351

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution	1000/		** * * * * * * * * *	• • • •	4.5.		*	
Hot Wtr Piping/Pump	100%		\$2,500	2026	\$24,500	4	\$700	
			erate, Area Affecte	2d: 3%				
	Location :			1 2007				
			vere, Area Affecte	d: 30%				
T : 1D :	Location :	Баѕетеп	<u>t</u>					
Terminal Devices Air Handler	40%			2022	¢00 600	1	\$2.700	
Convector/Radiator	30%			2022	\$88,600 \$25,300	1	\$3,700 \$1,500	
Fan Coil Unit/Heat	30%			2023	\$23,300	1 1	\$1,500	
air Conditioning	3070			2022	\$70,800	1	\$1,300	
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment	10070			2033		-		
Window/Wall Unit	5%			2020	\$1,600	1		
No Component	95%			_0_0	\$1,000	-		
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,400	
Exhaust Fans								
Interior	100%	0-2	\$56,000	2037	* *	2	\$400	
	On Extende	d Life, Ex	tent : Severe, Area	Affected	: 100%			
	Location :	Attic						
lumbing								
H/C Water Piping								
Brass/Copper	70%			2027	\$82,200	1		
Galvanized Steel	30%		\$2,100	2025	\$20,700	1		
	Corroded, E Location :		vere, Area Affecte	d: 30%				
	Location :	Basemen	T					
Water Heater	1000/			2025	¢12 000	4	¢100	
Electric	100%	mation F	rtant : Light Arag	2025	\$13,900	4	\$100	
	Location :		xtent : Light, Area +	Ајјестей	. 170			
			ı ıdemn Gas Fired U	Init				
HW Heat Exchanger	Блршпинс	ni . 1 CON	acam Gus Firea C	,,,,,,				
HTHW/HW	100%			2037	* *			
Sanitary Piping	100/0			2031				
Cast Iron	100%	0-2	\$11,500	LIFE	* *	1		
2001 11011			Extent : Moderate,		ected : 10%	•		
	Location :			33 -				
	Corroded, E	Extent : M	oderate, Area Affe	cted : 30	%			
	Location :							
Fixtures								
Generic	100%							

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO REPTILE HOUSE

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 11,405 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$59,900
Interior Architecture		\$9,600
Electrical		\$47,700
Total		\$117,200
Importance Code A		\$59,900
Importance Code B		\$57,300
Takal		6117 300

Total \$117,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,200		\$5,600	
Interior Architecture	\$4,600	\$100	\$1,300	
Electrical	\$1,100	\$2,800	\$11,700	\$1,000
Mechanical	\$21,100	\$1,600	\$4,300	\$1,600
Total	\$65,000	\$4,500	\$22,900	\$2,600
Importance Code A	\$38,800	\$600	\$6,300	\$600
Importance Code B	\$26,200	\$3,900	\$16,600	\$2,000
Importance Code C				
Total	\$65,000	\$4,500	\$22,900	\$2,600



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

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

Asset #: 2335

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$13,300	
Copper/Terne	5%	4.	0.1.0.1. 0.0	2047	**	10	\$2,000	
Masonry: Brick	50%	4+	\$13,100	LIFE	**	5	\$8,500	
	-	i Growth, E : All Faca	Extent : Moderate, . des	Area Aff	ected : 20%			
Masonry: Fieldstone	5%			LIFE	* *	5	\$600	
Masonry: Granite	10%			LIFE	* *	5	\$1,300	
Masonry: Limestone	5%	Now	\$10,500	LIFE	* *	5	\$600	
	_	_	Extent : Moderate At North Facade	, Area A	ffected : 15%			
	_	_	Extent : Severe, A trance / Portico	rea Affeo	cted : 15%			
Metal Panel	3%			2047	* *	5-10	\$3,500	
	Other Obs Location	: Rear Fa			! : 100%	0 10	φ2,000	
		tion : Office	e Trailers					
Window Wall	4%			2037	* *	5	\$2,600	
Wood	8%			2032	* *	5	\$6,800	
Windows	0.70/			2025	* *	_	44.000	
Aluminum	95%			2035		5	\$1,900	
Metal Louvers	5%			2030	* *	10	\$600	
Parapets Cast Stone/Terra Cotta	50%	Now	\$11,300	LIFE	* *	5	\$5,500	
cust stone, retru cottu	Cracking/		Extent : Severe, A		cted : 15%	3	ψ3,300	
	Location	: Main Fa						
	_	Discoloring, : Through	Extent : Severe, A out	rea Affeo	cted : 20%			
No Component	50%							
Roof								
Copper/Terne	65%		_	2055	* *	10	\$29,200	
		place Evide : Main Ro	ent, Extent : Light, of	Area Aff	ected : 100%			
Single Ply Membrane	5%			2035	* *	10	\$900	
		place Evide : Rear Fac	ent, Extent : Light, cade	Area Aff	ected : 100%			
Skylight, Plastic	5%	0-2	\$1,700	2040	* *	1		
			ked, Extent : Light		fected : 5%			
	Location	: Various	Locations					

Interior

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

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

Asset #: 2335

Architecture	Currer	nt Repair	Futur	e Replacement	М		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	200/			* *	_	# 4 000	
Cast in Place Concrete	20%		LIFE		5	\$4,800	
		, Extent : Moderate, A	Area Affe	ected : 10%			
	Location: Basen						
	Explanation : Gr	ound Water					
Panel/Paver: Cer/Brk	25%		2035	* *	5	\$6,200	
Quarry Tile	10%		2032	* *	5	\$1,700	
Vinyl Tile	35%		2037	* *	3	\$1,400	
		, Extent : Light, Area ghout Public Space, 2		l : 100%			
Vinyl Tile	10%		2027	\$9,600	3	\$400	
Interior Walls							
Concrete Masonry Unit	10%		LIFE	* *	5	\$900	
Gypsum Board	25%		LIFE	* *	5	\$3,500	
	Location : Throu	, Extent : Light, Area ghout Public Space bric Wall Covering	Affected	! : 25%			
Masonry: Brick	25%		LIFE	* *			
Plaster	40%		LIFE	* *	5	\$2,800	
Ceilings						· · · · · · · · · · · · · · · · · · ·	
AcousTileSusp.Lay-In	20% 0-2 Staining/Discolori Location : Office	\$1,500 ng, Extent : Moderate Trailers	2032 , Area A	* * ffected : 5%	5	\$900	
		, Extent : Moderate, A	Area Affe	cted : 5%			
Exposed Struc: Steel	25%		LIFE	* *	-		.
Gypsum Board	25%		LIFE	* *	5	\$2,900	
Plaster	30%		LIFE	* *	5	\$1,700	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2047	* *	5	\$300	
	Other Observation, Extent: Moderate	, Area Affected	: 100%			
	Location: Outside					
	Explanation : Main Service Switch I	Rated At 1200 A	mperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2047	* *	5	\$300	
Raceway						
Conduit	90%	2027	\$25,500	1		
Conduit	10%	2047	* *	1		

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

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

Asset #: 2335

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2026	\$3,100	5		
Molded Case Bkrs	50%	2026	\$15,300	5	\$200	
Molded Case Bkrs	40%	2043	**	5	\$100	
Wiring Thermoplastic	100%	2027	\$47,700	1		
Motor Controllers	10078	2027	\$47,700	1		
Locally Mounted	100%	2025	\$30,100	5	\$100	
Ground	10070	2023	ψ50,100		Ψ100	
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 : M.	l oderate, Area Affected	d : 100%			
	Location: Outside	D 14 126	**			
D	Explanation: Emergency G	enerator Rated At 136	Kw			
Batteries Lead/Acid	100%	2021	\$1,500	5	\$400	
Fuel Storage	10078	2021	\$1,500	3	\$400	
Main Tank	100%	2055	* *	5	\$300	
Within Tunk	Other Observation, Extent : M.		1: 100%	3	Ψ500	
	Location : Outside	, 33				
	Explanation: 225 Gallons R	Rated Capacity				
Lighting						
Interior Lighting						
Fluorescent	50%	2032	* *	10	\$5,200	
	T-8 Lamps And Fixtures, Exte Location: Throughout The I		fected : 100%			
Fluorescent	50%	2032	* *	10	\$5,200	
	Compact Fluorescent Light, E Location : Throughout The I		Affected: 100	%		
Egress Lighting						
Emergency, Service	50%	2027	\$2,900	1		
Exit, Service	50%	2027	\$1,900	1		
Exterior Lighting						
Fluorescent	5%	2027	\$1,900	10	\$100	
	Compact Fluorescent Light, E Location : Outside	Extent : Moderate, Area	Affected: 100	%		
No Component	95%					

Alarm

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

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

Asset #: 2335

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	70%			
Generic	30%	2027 \$10,600	1 \$1,300	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Hallways			
	Explanation: Intrusion Alarm Only: I	Motion Sensors		

Mechanical	Current Repa	ir Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
		t : Light, Area Affected : I	100%			
	Location : Boiler Room					
	Explanation : Cogenera	tion Hot Water From Pow	er Plant To Wa	rm-up Th	ne Boilers.	
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$5,600	
		t : Light, Area Affected : 5	50%			
	Location: Basement Bo					
	Explanation: 2 Units A	nd 2 Cogenerated Hot Wa	ter Heat Exchar	igers		
Distribution						
Hot Wtr Piping/Pump	100%	2035	* *	4	\$600	
Terminal Devices						
Air Handler	60%	2032	* *	1	\$4,200	
Convector/Radiator	40%	2025	\$23,300	1	\$1,500	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Reciprocating	15%	2027	\$13,900	1	\$800	
Compr/Chiller						
		: Light, Area Affected : 15	%			
	Location: 9 Small Unit.	s. 2nd Floor				
Window/Wall Unit	5%	2022	\$1,100	1		
No Component	80%					
Terminal Devices						
Fan Coil - 2 Pipe	15%	2032	* *	1	\$600	
No Component	85%					
Heat Rejection						
Dry Cooler	15%	2032	* *	2	\$1,200	
No Component	85%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,400	

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

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

Asset #: 2335

lechanical		Current Repa	ir	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation								
Exhaust Fans								
Interior	80%			2027	\$31,000	2	\$300	
Wall Unit	20%			2022	\$800	2	\$100	
umbing								
H/C Water Piping								
Brass/Copper	70%			2037	* *	1		
Galvanized Steel	30%	Now	\$2,900	2032	* *	1		
	Corroded,	Extent : Moder	ate, Area Affe	cted : 20	%			
	Location	: Cross Bay						
HW Heat Exchanger								
Steam Fired	50%	Now	\$8,700	2057	* *	4	\$600	
	Leak Evide	nt, Extent : Sev	ere, Area Affe	cted : 3%	6			
	Location	: Boiler Room						
		quipment, Exter : 1 Unit In Base			ted : 50%			
Steam Fired	50%			2053	* *	4	\$800	
Sanitary Piping								
Cast Iron	100%	Now	\$8,000	LIFE	* *	1		
	Corroded,	Extent : Moder			%			
		: Basement	, 33					
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO SHOPS BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.450 / 2186 Yr Built/Renovated : 1935 /

Area Sq Ft : 5,700 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$105,800	
Interior Architecture	\$90,700	
Mechanical	\$92,200	
Total	\$288,700	
Importance Code A	\$105,800	
Importance Code B	\$92,200	
Importance Code C	\$90,700	
Total	¢200 700	

Total \$288,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,700		\$100	\$22,800
Interior Architecture	\$4,000			
Electrical	\$9,800	\$100	\$10,500	\$100
Mechanical	\$3,400	\$700	\$4,400	\$700
Total	\$35,800	\$800	\$15,000	\$23,600
Importance Code A	\$19,200	\$600	\$700	\$23,300
Importance Code B	\$16,500	\$300	\$14,300	\$200
Importance Code C				
Total	\$35,800	\$800	\$15,000	\$23,600



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

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

Asset #: 2186

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick		Now	\$105,800	LIFE	* *	5	\$17,200	
			xtent : Moderate, A cade, 2nd Floor	Area Affe	cted : 25%			
Masonry: Brick	25%			LIFE	* *	5	\$5,700	
Windows								
Wood		Now	\$16,400	2052	* *	5	\$2,900	
	-	-	nt : Moderate, Area	ı Affected	d : 50%			
			l West Facades					
	_		ent : Moderate, Are	ea Affecte	ed : 50%			
	Location	: Through	out					
Parapets	50/			2027	* *	<i>5</i> 10	\$000	
Glazed Ceramic Panel Masonry: Brick	5% 10%			2037 LIFE	* *	5-10 5	\$900 \$200	
No Component	85%			LIFE		3	\$200	
Roof	0370							
Roll Roofing			\$2,300 Extent : Moderate, A Deter Edges	2023 Area Affe	\$22,800 ected : 15%	5	\$4,500	
nterior								
Floors								
Cast in Place Concrete	Water Pen	Now etration, E : Basemer	\$4,000 Extent : Light, Area	LIFE Affected	* * : 5%	5	\$16,300	
Interior Walls								
Masonry: Brick		Now	\$90,700	LIFE	* *			
	Horizonta	l Cracks, E	xtent : Moderate, A	Area Affe	cted : 15%			
		: South St						
	Location		xtent : Moderate, A or At Window Head			Roof Slab	(Electrical And	
Wood	10%	1 /		LIFE	* *	5	\$5,100	
Ceilings						<u> </u>	7-7	
Exposed Concrete	100%			LIFE	* *	5	\$1,300	
-	_	_	Extent : Light, Are er Walls At 2nd Flo		ed : 20%			

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2027 \$1,500 5

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

Location: Electrical Room

Explanation: Main Service Switch Rated 200 Amperes.

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

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

Asset #: 2186

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•							
Raceway								
Conduit	90%			2027	\$3,400	1		
Conduit	10%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$800	5		
Molded Case Bkrs	60%			2026	\$4,600	5	\$100	
Molded Case Bkrs	30%			2043	* *	5		
Wiring								
Thermoplastic	70%			2027	\$5,800	1		
Thermoplastic	30%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,300	5		
Ground								
Grounding Devices								
Generic	Location	2-4 ervation, E : Water M tion : Corre		LIFE a Affecte	* * ed : 100%	5	\$100	
Lighting	*							
Interior Lighting								
Fluorescent	100%			2035	* *	10	\$5,200	
	•		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			
Exterior Lighting								
HID	20%			2022	\$4,400	10		
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$6,000	1-3	\$400	
	Other Obs Location		Extent : Moderate, 1	Area Affe	ected : 100%			
	Explana	tion : Manı	ual Pull Stations Or	nly				

Mechanical	Current Repair	Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$5,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation: 1 Gas Fired Steam Boile	er				

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

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

Asset #: 2186

Mechanical	Curre	nt Repair	Futur	re Replacement	M	laintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100% 2-4	\$92,200	2057	* *	4	\$300	
r iping/r mp	On Extended Life.	Extent : Moderate, A	rea Affea	eted : 100%			
	Location : Throi						
		ı, Extent : Light, Area	Affected	l : 100%			
	Explanation: G	ravity Return Condens	sate Syste	em			
Terminal Devices							
Convector/Radiator	100%		2025	\$29,200	1	\$1,800	
Air Conditioning							
Energy Source	1000/		2025	* *	1		
Electricity	100%		2035	* *	1		
Conversion Equipment Window/Wall Unit	15%		2022	\$1,700	1		
No Component	85%		2022	\$1,700	1		
Ventilation	0370						
Exhaust Fans							
Wall Unit	100%		2022	\$1,900	2	\$200	
	Other Observation Location: Carpe	n, Extent : Moderate, 1 enter Shop	Area Affe	ected : 100%			
	=	pproaching End Of Us	eful Life				
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
Water Heater							
Gas Fired	100%		2026	\$3,300	2	\$100	
Sanitary Piping	1000/ 37	Φ2 000		* *			
Cast Iron	100% Now	+-,	LIFE		1		
	0 00	d, Extent : Severe, Are nent Locker Room	га Ађесњ	ea : 10%			
Storm Drain Piping	Locunon . Buser	nem Bocket Room					
Cast Iron	100% Now Blockage /Clogge	\$600 d, Extent : Severe, Are	LIFE ea Affecte	* * ed : 10%	1		
		de South Of Building	55				
Fixtures		<u> </u>					
Generic	100%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO SMALL MAMMALS BLDG,/ MOUSE HOUSE

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.740 / 2359 Yr Built/Renovated : 1935 /

Area Sq Ft : 11,600 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Feb-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3120 Lot : 20 BIN : 2116689

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$58,200	
Electrical	\$134,700	\$42,900
Mechanical	\$59,400	
Total	\$252,300	\$42,900
Importance Code A	\$58,200	
Importance Code B	\$194,100	\$42,900
Total	\$252,300	\$42,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,300			
Interior Architecture	\$24,900			\$44,700
Electrical	\$100	\$100	\$3,900	
Mechanical	\$97,300	\$900	\$7,700	\$900
Total	\$142,600	\$1,000	\$11,600	\$45,700
Importance Code A	\$20,900	\$600	\$600	\$600
Importance Code B	\$112,900	\$400	\$11,000	\$45,100
Importance Code C	\$8,800			
Total	\$142,600	\$1,000	\$11,600	\$45,700



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

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

Asset #: 2359

Architecture		Current l	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$12,700	
Masonry: Granite	5%			LIFE	* *	5	\$600	
Masonry: Limestone	5%		440.000	LIFE	* *	5	\$600	
Stucco Cement	_	Crumbling,	\$10,000 Extent : Light, Are	2032 ea Affect	* * ed : 10%	5	\$2,100	
	Location	ı : South Fo	acade					
Wood	-	ecay, Exte	\$5,800 nt : Moderate, Area y At Main Entranc		* * d : 20%	5	\$2,100	
Windows			·					
Wood	Deteriora	Now ted Finish, 1: Through	\$58,200 Extent : Moderate, out	2052 Area Af	* * fected : 50%	5	\$10,200	
	Location Split/Crac	ı : Through	t : Moderate, Area					
Roof	Locuitor	i. Imougn	Oili					
Asphalt Shingle	Water Per		\$2,800 Extent : Moderate, A Exhibits 7 And 18	2030 Area Affe	* * cted : 10%			
Metal, Corrugated	Location Water Pen	Extent : Mo 1 : Over Co 1etration, E	\$1,600 oderate, Area Affec rridor To Outdoor Extent : Moderate, A rridor To Outdoor	Exhibits Area Affe	ected : 5%	1		
Interior								
Floors								
Carpet	30%			2023	\$43,100	3	\$6,600	
Cast in Place Concrete	50%			LIFE	* *	5	\$12,100	
Panel/Paver: Cer/Brk	10%			2035	* *	5	\$2,500	
Terrazzo	_		\$2,600 Extent : Light, Ard	LIFE ea Affect	* * ed : 5%	5	\$900	
Interior Walls		-						
Ceramic Tile	5%			2030	* *	5	\$1,200	
Plaster	85% Cracking/		\$8,200 Extent : Light, Are	LIFE ea Affect	* * ed : 5%	5	\$6,000	
	Paint Pee	ı : Kitchen ling, Exteni ı : Kitchen	t : Light, Area Affec	cted : 5%	ó			
	Other Obs	servation, E	Extent : Light, Area out Exhibit Space	Affectea	! : 40%			
	Explana	tion : Fabr	ic Wall Covering					
Plywood/Hardboard	10%			LIFE	* *			

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

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

Asset #: 2359

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Concrete	10% Now	\$9,100	LIFE	* *	5	\$100	
	Cracking/Crumbling,	Extent: Severe, A	rea Affec	eted : 50%			
	Location: Through	out Basement					
	Exposed Reinforceme	ent, Extent : Severe	, Area Aj	ffected : 35%			
	Location : Through	out Basement					
Exposed Struc: Wood	5% Now	\$1,500	LIFE	* *			
•	Water Penetration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location : Undersid	le Of Structural Ro	of Joists	Spanning Perimet	er Circul	ation Area	
Plaster	50%		LIFE	* *	5	\$2,900	
	Paint Peeling, Extent	: Light, Area Affed	cted : 10	%			
	Location : Kitchen						
Wood	5%		LIFE	* *	5	\$4,000	
No Component	30%						

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent : Mod	erate, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Swi	itch Rated At 100 .	Amperes.			
Raceway						
Conduit	90%	2027	\$25,500	1		
Conduit	10%	2037	* *	1		
Panelboards						
Fused Disc Sw	20%	2026	\$6,100	5	\$100	
Molded Case Bkrs	50%	2035	* *	5	\$200	
Molded Case Bkrs	30%	2026	\$9,200	5	\$100	
Wiring						
Thermoplastic	90%	2027	\$42,900	1		
Thermoplastic	10%	2037	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

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

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

Asset #: 2359

	7 10001 !!					
Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	5%	2027	\$3,400	10	\$500	
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location: Basement					
	Explanation: T-12 Lamps					
Fluorescent	5%	2027	\$3,400	10	\$500	
	T-8 Lamps And Fixtures, Extent: M	Aoderate, Area	Affected: 100%			
	Location : Offices					
Incandescent	90%	2022	\$134,700	2	\$200	
Egress Lighting						
Emergency, Battery	50%	2027	\$8,000	10	\$1,400	
Exit, Service	50%	2027	\$2,000	1		
Exterior Lighting						
Incandescent	10%	2022	\$3,800	2		
No Component	90%					
Mechanical	Current Repair	Future	Replacement	M	aintenance	
System	% of Fail Date Estimated C		Estimated Cost	Cycle	Estimated Cost	Priority

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2027	\$1,300	1		
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$5,700	
	Other Observation, Extent: La Location: Basement Boiler	0	00%			
	Explanation: 1 Working Un	it And One Obsolete Ui	nit Remaining	In Boiler	Room	
Distribution						
Hot Wtr Piping/Pump	100% Now \$ Corroded, Extent: Severe, Arc Location: Various Location.		* *	4	\$600	
	Insul. Deteriorating, Extent : I Location : Boiler Room	Moderate, Area Affecte	d : 60%			
	Other Observation, Extent: So Location: Basement Boiler I Explanation: All The Pipes Soon.	Room		m, Need	To Be Replaced	
Terminal Devices						
Convector/Radiator	100% 0-2 \$ On Extended Life, Extent: Sev Location: Throughout	59,400 2047 vere, Area Affected : 10	**	1	\$3,400	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

Asset #: 2359

echanical	Current Repa	air Futur	e Replacement	N	laintenance	
stem Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Conditioning Conversion Equipment Window/Wall Unit	20% Other Observation, Exten Location : 1st Floor Off Explanation : 2 Units		\$4,600 : 30%	1		
No Component	80%					
mbing H/C Water Piping Brass/Copper	100% Now Corroded, Extent: Model Location: Boiler Room Other Observation, Exten Location: Boiler Room Explanation: All The P Soon.	at : Severe, Area Affecte	d : 100%	1 om, Need	To Be Replaced	
Water Heater	50011.					
Gas Fired	100%	2022	\$6,800	2	\$200	
Sanitary Piping Cast Iron	100% Now Broken, Extent : Severe, A Location : And Clogged		* *	1		
	Corroded, Extent: Severe Location: Basement Other Observation, Exten Location: Boiler Room Explanation: All The P Soon.	at : Severe, Area Affecte		m, Need	To Be Replaced	
Storm Drain Piping Cast Iron	100% Now Corroded, Extent : Severe Location : Boiler Room		* *	1		
	Cracked, Extent: Modera Location: Basement Other Observation, Exten Location: Boiler Room Explanation: All The P Soon.	at : Severe, Area Affecte	d : 100%	m, Need	To Be Replaced	
Fixtures						
Generic	100% Obsolete Fixtures, Extent Location: Throughout	: Severe, Area Affectea	! : 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.

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO STORAGE SHED/TRUCK GARAGE

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.460 / 2187 Yr Built/Renovated : 1935 /

Area Sq Ft : 9,575 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$38,000	\$130,600
Mechanical	\$67,000	
Total	\$105,000	\$130,600
Importance Code A	\$38,000	\$130,600
Importance Code B	\$67,000	
Total	\$105,000	\$130,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,300		\$13,900	
Interior Architecture				
Electrical		\$100		
Mechanical	\$21,600	\$500	\$500	\$500
Total	\$25,800	\$600	\$14,400	\$500
Importance Code A	\$25,800	\$500	\$14,400	\$500
Importance Code B		\$100		
Importance Code C				
Total	\$25,800	\$600	\$14,400	\$500



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO STORAGE SHED/TRUCK GARAGE

Asset #: 2187

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$3,700	
Masonry: Brick	10%			LIFE	* *	5	\$2,400	
Metal Sect. OHD	25%			2032	* *	5	\$18,500	
Wood	30%		\$38,000	2032	* *	5	\$17,800	
	-	-	nt : Moderate, Ared Coard And Shed Wa		d : 10%			
Wood Overhead Doors	5%	0-2	\$1,900	2032	* *	5	\$3,000	
			nt : Moderate, Ared out Storage Area	ı Affected	d : 10%			
No Component	5%							
Windows								
Wood		Now	\$2,300	2052	**	5	\$400	
		tea Finish, i : Through	Extent : Moderate,	Агеа Ађ	тестеа : 25%			
		_	oui ked, Extent : Mode	nata An	an Affantad . 250/			
		roкеп/Сrас i : Through		raie, Are	ea Affectea . 25%			
N. C.			Oui					
No Component	95%							
Parapets	100/			LIEE	* *	5	\$400	
Masonry: Brick Metal Panel	10% 5%			LIFE 2037	* *	5 5	\$400 \$700	
	3% 85%			2037		3	\$700	
No Component Roof	83%							
Single Ply Membrane	35%			2032	* *	10	\$4,400	
Single Ply Membrane	65%			2032	\$130,600	10	\$8,100	
Single I by Memorane			ent, Extent : Light,			10	\$6,100	
		i : Garage I		11164 1199	eciea . 10070			
Interior			-					
Interior Walls								
Wood	10%			LIFE	* *	5	\$7,300	
No Component	90%						•	
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			

Electrical		Current Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Raceway								
Conduit	100%		2027	\$3,800	1			
Panelboards								
Molded Case Bkrs	100%		2026	\$7,600	5	\$300		
Wiring								
Thermoplastic	100%		2027	\$8,300	1			

Lighting

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO STORAGE SHED/TRUCK GARAGE

Asset #: 2187

Electrical	Current Repair	Futui	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$21,400	10	\$8,800	
	T-8 Lamps And Fixtures, Extent: Mode	erate, Are	a Affected : 100%			
	Location: Throughout The Building					
Exterior Lighting						
HID	10%	2027	\$3,700	10		
No Component	90%					

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	* *	1		
Conversion Equipment								
Furnace	100%	Now	\$21,600	2037	* *	1	\$4,300	
	Abandonea	l in Place, Ex	tent : Severe, Ar	ea Affec	ted : 100%			
	Location	: 3 Ceiling M	ounted Modine	Units				
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	\$67,000	LIFE	* *	1		
	Broken, Ex	tent : Severe,	Area Affected:	100%				
	Location	: Under Grou	und Of The Gard	ige				

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO TERRACE CAFE

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 2,700 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Mechanical		\$54,900
Total		\$54,900
Importance Code B		\$54,900
Total		\$54,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,700		\$600	
Interior Architecture	\$4,600			
Electrical	\$200	\$200	\$200	\$200
Mechanical	\$400	\$500	\$27,600	\$500
Total	\$14,900	\$700	\$28,500	\$600
Importance Code A	\$9,800	\$100	\$800	\$100
Importance Code B	\$5,100	\$500	\$27,700	\$500
Importance Code C				
Total	\$14,900	\$700	\$28,500	\$600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Architecture		Current	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cement-Fiber Panel	50%		\$600	2032	* *			
		-	Damage, Extent : Li	ght, Area	ı Affected : 15%			
		ı : All Faca						
			Extent : Light, Area	Affected	: 100%			
		ı : All Faca						
		tion : Eifs .	System					
Ceramic Tile	10%			2047	* *	10	\$800	
Metal Sect. OHD	37%			2040	* *	5	\$9,700	
Wood	3%			2032	* *	5	\$1,300	
Windows								
Metal Louvers	15%			2036	* *	10	\$1,000	
No Component	85%							
Roof								
Asphalt Shingle	100%		\$4,200	2036	* *			
			nents, Extent : Mod To Eaves - Through		ea Affected : 20%			
		on Func/M i : Street F	iss, Extent : Moder acade	ate, Area	Affected: 30%			
	Vegetation	ı Growth, İ	Extent : Light, Area	Affected	1: 25%			
		: Through						
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$900	
Quarry Tile	90%			2040	* *	5	\$5,500	
Interior Walls							·	
Concrete Masonry Unit	10%			LIFE	* *	5	\$300	
Fiberglass Panel	80%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	75%			2040	* *	5	\$3,700	
Gypsum Board	25%			LIFE	* *	5	\$1,500	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2037	* *	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: No Available Namepla	te Ratings				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2037	* *	5	\$100	
Raceway						
Conduit	100%	2037	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated 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	\$26,500	10	\$2,400	
	Other Observation, Extent : Lig		00%			
	Location: Throughout The B	uilding				
	Explanation: T-8 Lamps					
Fluorescent	2%	2027	\$600	10	\$100	
	Compact Fluorescent Light, Ex	tent : Moderate, Area	a Affected : 100	%		
	Location : Hallways					
Incandescent	2%	2027	\$600	2		
Egress Lighting						
Emergency, Battery	50%	2027	\$1,900	10	\$300	
Exit, Service	50%	2027	\$200	1		
Exterior Lighting						
HID	20%	2027	\$2,100	10		
No Component	80%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2027	\$28,500	1-3	\$1,700	
	Other Observation, Extent: Me		d: 100%			
	Location: Throughout The B					
	Explanation: Smoke Detector	rs, Manual Pull Statio	on, Alarm Bells	Horns,	Strobe Lights	

Mechanical	Current Repair	Future Replac	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Furnace	100%	2027	\$6,100	1	\$1,300	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Attic					
	Explanation : 5 Interior Package Uni	ts - Combination A	AC And Fi	urnace		
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO TERRACE CAFE

Asset #: 2177

Mechanical	Current Re	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	2025	\$54,900	2	\$200	
	Location : Attic	ent : Light, Area Affected	! : 100%			
37 - '1 -'	Explanation: 5 Units	, <i>R</i> -22				
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$1,500	
Exhaust Fans					4-,	
Interior	100%	2027	\$9,200	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Gas Fired	100%	2025	\$1,600	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$100	
Chemical System						
Generic	100%	2022	\$26,700	1-3	\$3,700	
		ent : Light, Area Affected	! : 100%			
	Location: Kitchen					
	Explanation: 2 Sets					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO WEST ADMINISTRATION BUILDING

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 27,720 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Feb-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$232,600	\$98,500
Interior Architecture		\$90,100
Mechanical		\$820,300
Total	\$232,600	\$1,008,900
Importance Code A	\$232,600	\$98,500
Importance Code B		\$910,400
Total	\$232,600	\$1 008 900

1 otal	\$232,600	\$1,008,900

Total	\$90,000	\$23,800	\$78,500	\$318,300
Importance Code C				
Importance Code B	\$35,700	\$22,500	\$54,500	\$317,000
Importance Code A	\$54,300	\$1,300	\$24,000	\$1,300
Total	\$90,000	\$23,800	\$78,500	\$318,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$18,500	\$13,800	\$12,300	\$14,200
Electrical	\$3,500	\$4,800	\$26,700	\$3,100
Interior Architecture	\$11,100	\$1,200	\$12,900	\$297,000
Exterior Architecture	\$53,100		\$22,600	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2349

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$20,100	
Masonry: Limestone		Now	\$81,500	LIFE	* *	5	\$4,500	
	_	Crumbling, 1 : West Fa	Extent : Moderate cade	, Area A	ffected : 15%			
Metal Panel	10%			2037	* *	5-10	\$27,700	
Stucco Cement	15%			2032	* *	5	\$15,100	
Window Wall	10%			2037	* *	5	\$15,100	
Windows								
Aluminum		Now erable, Exte	\$34,200 ent : Moderate, Are	2043 ea Affecte	* * ed : 5%	5	\$3,700	
	Location	: West Sid	le 2nd Floor					
			Extent : Moderate, A le 2nd Floor	Area Affe	ected : 10%			
Wood	25%			2035	* *	5	\$24,500	
Parapets								
Masonry: Limestone			\$55,000 d, Extent : Moderai	LIFE e, Area A	* * Affected : 25%	5	\$7,900	
	Staining/L		, Extent : Moderate	, Area Ą	ffected : 20%			
	_	n Growth, I : Through	Extent : Moderate, . out	Area Affe	ected : 20%			
Roof								
Copper/Terne		4+ /Rusting, E a : South Fo	\$6,600 Extent : Light, Area acade	2042 Affected	* *			
Paver: Asphalt	20%			2036	* *	10	\$11,100	
Sloped Glazing	20%	Now	\$96,200	LIFE	* *	5	\$98,500	
-	Water Pen	etration, E	Extent : Moderate, A	Area Affe	ected : 5%			
	Location	: Through	out East And West	Wings				
terior								
Floors								
Carpet	53%			2023	\$286,900	3	\$40,400	
Cast in Place Concrete	15%			LIFE	* *	5	\$12,500	
Ceramic Tile	5%			2030	* *	5	\$1,900	
Granite Panels	2%			LIFE	* *	5	\$600	
Vinyl Tile	25%			2027	\$90,100	3	\$3,600	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,300	
Concrete Masonry Unit Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% 65%			LIFE LIFE	* *			
Concrete Masonry Unit Glass: Single Pane	5%			LIFE	* *	5	\$1,500	

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

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

Asset #: 2349

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	10%		2032	* *	5	\$4,800	
AcousTileSusp.Lay-In	55%		2032	* *	5	\$21,000	
Exposed Struc: Steel	20%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$4,800	
Plaster	5%		LIFE	* *	5	\$1,200	

Electrical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$100	
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica						
	Explana	tion : 2 - M	ain Service Discon	nect Swi	tches Rated At 800	Ampere	s Each.	
Transformers								
Dry Type	100%			2040	* *	5	\$100	
			xtent : Moderate, 1	Area Affe	ected : 100%			
		: Electrica						
	Explana	tion : 1-225	kva, 145kva, 480/2	208/120	Volts			
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	* *	5	\$100	
Raceway								
Conduit	100%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2043	* *	5	\$100	
Molded Case Bkrs	90%			2043	* *	5	\$700	
Wiring								
Thermoplastic	100%			2047	* *	1		
Motor Controllers								
Locally Mounted	10%			2040	* *	5		
Motor Control Center	80%			2040	* *	5	\$600	
Variable Frequency	10%			2040	* *			
Drive								
Fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
tand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$8,500	
Generators								
Diesel	100%			2036	* *	1	\$10,700	
	Other Obs	ervation, E	xtent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Outside						
	Explana	tion : Emer	gency Generator <mark>F</mark>	ated At	125 Kilowatts			

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

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

Asset #: 2349

Electrical	Curr	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power								
Batteries								
Lead/Acid	100%		2021	\$1,700	5	\$1,000		
Fuel Storage								
Main Tank	100%		2055	* *	5	\$700		
	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%				
	Location: Out.	side						
	Explanation: 3	335 Gallons Rated Cap	acity					
ighting								
Interior Lighting								
Fluorescent	40%		2032	* *	10	\$9,300		
		on, Extent : Light, Area	Affected	! : 100%				
		oughout The Building						
	Explanation : T	T-8 Lamps						
Fluorescent	60%		2032	* *	10	\$14,000		
	Compact Fluore	scent Light, Extent : Mo	oderate, 1	Area Affected : 100	0%			
	Location: Thre	oughout The Building						
Egress Lighting								
Emergency, Service	40%		2032	* *	1			
Emergency, Battery	10%		2032	* *	10	\$600		
Exit, Service	50%		2032	* *	1			
Exterior Lighting								
HID	20%		2032	* *	10			
No Component	80%							
Jarm								
Security System								
No Component	80%							
Generic	20%		2032	* *	1	\$2,100		
	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%				
	Location: Hallways And Basement							
	Explanation : 0	CCTV Surveillance Can	ıeras					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%		2032	* *	1-3	\$5,300		
-	Other Observation	on, Extent : Moderate, 1	Area Affe	ected : 100%				
	Location : Hali	lways						
	Explanation : S	Strobe Lights, Manual I	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns		

Mechanical	Current Repa	r Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
	Other Observation, Extent	: Light, Area Affected :	100%			

Explanation: Cogeneration Hot Water From Power Plant To Warm-up The Boiler

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

Location: Basement

Note:

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

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

Asset #: 2349

Mechanical	Current Repair		Fu	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estim (Years)	nated Cost Ye		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%		203		* *	1	\$12,600	
		ervation, Extent :		cted	: 100%			
		: Basement Boile		, ,	W . W . F 1			
Distribution	Explanat	ion : I Units Ana	1 Cogeneratea E	lot v	Vater Heat Exchar	iger.		
Hot Wtr Piping/Pump	100%		204	12	* *	4	\$1,300	
Terminal Devices	10070		202	+3		4	\$1,300	
Air Handler	60%		202	7	\$223,900	1	\$9,500	
Convector/Radiator	25%		202		\$223,900 * *	1	\$2,100	
Fan Coil Unit/Heat	15%		202		\$59,600	1	\$1,200	
Air Conditioning	1,5/0		202		Ψ22,000		Ψ1,200	
Energy Source								
Electricity	15%		204	13	* *	1		
Steam/HW System	85%		203		* *	1		
Conversion Equipment								
Absorption	85%		203	36	* *	1	\$23,400	
Chiller/Steam/HW								
	Other Obs	ervation, Extent :	Light, Area Affec	ted	: 85%			
	Location	: Basement						
	Explanat	ion : It Serves The	e Lion House As	Well	1.			
Split Unit	15%		202	27	\$85,000			
•	R-22 Refri	gerant, Extent : L	ight, Area Affecte	ed :	15%			
	Location	: 4 Units, Back Y	ard					
Distribution								
CW & CHW Wtr	85%		204	1 7	* *	4	\$1,100	
Pipe/Pump								
No Component	15%							
Terminal Devices				_		_		
Air Handler/Cool/Ht	60%		202		\$178,600	1	\$9,500	
Fan Coil - 4 Pipe	15%		202	27	\$93,200	1	\$1,200	
No Component	25%							
Heat Rejection								
Dry Cooler	15%		202		\$21,600	2	\$2,700	
Water Cooling Tower	85%		202	25	\$85,600	2	\$21,800	
Ventilation								
Distribution	10001		÷		ale de	2 -	0112 00	
Ductwork/Diffusers	100%		LII	Œ	* *	2-5	\$14,200	
Exhaust Fans	1000/		200	77	004 400	2	# 000	
Interior	100%		202	4/	\$94,400	2	\$800	
Plumbing								
H/C Water Piping	1000/		20.	17	* *	1		
Brass/Copper	100%		204	+ /	71° Tr	1		
HW Heat Exchanger Steam Fired	1000/		207	27	* *	1	¢2 000	
Steam Fired	100%		203) /		4	\$3,800	

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

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

Asset #: 2349

Mechanical	nical Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron		\$9,700 LIFE	* *	1		
	Blockage /Clogged, Extent : Se		d : 5%			
	Location : Outside Northeast					
Sump Pump(s)						
Submersible	100%	2020	\$1,000	4	\$900	
Backflow Preventer						
Generic	100%	2032	* *	1	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location: B, 1, 2					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2047	* *	1-5	\$13,300	
Sprinkler						
Generic	100%	2047	* *	1-2	\$7,100	

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO WORLD OF BIRDS

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 29,110 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Total

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$219,600	\$164,800
Interior Architecture		\$395,300
Electrical		\$701,800
Mechanical	\$662,100	\$149,900
Total	\$881,600	\$1,411,800
Importance Code A	\$219,600	\$213,600
Importance Code B	\$662,100	\$1,198,200
Total	\$881,600	\$1,411,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,800		\$8,000	
Interior Architecture	\$17,300		\$16,500	\$146,100
Electrical	\$2,800	\$4,500	\$12,300	\$2,000
Mechanical	\$12,500	\$8,000	\$56,900	\$10,900

Total	\$58,300	\$12,500	\$93,800	\$159,000
Importance Code A	\$27,200	\$1,500	\$9,500	\$1,400
Importance Code B	\$31,100	\$11,100	\$84,300	\$157,600
Importance Code C	·			

\$12,500

\$93,800

\$159,000

\$58,300



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF BIRDS

Asset #: 2362

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	10% Now	\$11,200	LIFE	* *	5	\$4,900	
	Spalling, Extent: Seve Location: Circulation	ere, Area Affected	: 25%			4 .,	
Concrete Masonry Unit	90% Now Jnt Mortar Miss/Erod Location : All Facad		LIFE e, Area A <u>f</u>	* * fected : 25%	5	\$5,500	
	Vegetation Growth, E Location : Perimete						
	Water Penetration, Ex Location: Perimete						
	Other Observation, E. Location: Within W	all System					
-	Explanation : Suspe	ct Problem With M	letal Maso	onry Ties			
Windows Aluminum	100%		2035	* *	5	\$600	
Parapets Concrete Masonry Unit	30% Now Misaligned/Bulging, 1	\$11,600	LIFE	* * d · 20%	5	\$500	1
	Location: Througho Spalling, Extent: Seve	out, Inside And Ext	erior Wal		15		
	Location: Throughovegetation Growth, E	out, Inside And Ext	erior Wal		15		
	Location: Througho Water Penetration, Ex				15		
	Location: Throughout						
Concrete Masonry Unit	60% Now Int Mortar Miss/Erod Location: Through		LIFE e, Area A <u>f</u>	* * fected : 25%	5	\$1,000	
Metal Panel	5% Now Seams Open/Split, Ex- Location: Parapet (\$300 tent : Severe, Area	2047 Affected :	**	5	\$100	
Metal Rail	5%	-	2032	* *	5-10	\$1,300	

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

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

Asset #: 2362

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
IRMA/Protected Membrane	20%			2027	\$42,600	10	\$5,200		
Metal Panel	15%			2032	* *	10	\$7,200		
Modified Bitumen	20%			2035	* *	10	\$5,200		
		place Evide : Upper R	ent, Extent : Light, oofs	Area Aff	ected : 100%				
Skylight, Plastic	10%			2032	* *	1			
Sloped Glazing	35%	Now	\$109,400	LIFE	* *	5	\$122,200		
		roken/Crac : Over Exi	ked, Extent : Mode hibits	rate, Are	ea Affected : 5%				
	Location Water Per	: Undersid	Extent : Moderate, A le Of Support Bean Extent : Moderate, A hibition	ıs In Sec	tion U2				
nterior									
Floors									
Carpet	25%			2023	\$140,700	3	\$21,600		
Cast in Place Concrete	10%			LIFE	* *	5	\$9,500		
Ceramic Tile	5%			2030	* *	5	\$2,200		
Quarry Tile	5%			2032	* *	5	\$3,200		
Traffic Topping	55%			2027	\$300,800	5	\$29,700		
Interior Walls									
Concrete Masonry Unit	50%			LIFE	* *	5	\$11,900		
Glass: Special Gauge	20%			LIFE	* *	1			
Plaster	30%			LIFE	* *	5	\$5,300		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%		. ,		
	Location	: Through	out Exhibits						
	Explana	tion : Hand	Painted Murals						
Ceilings									
AcousTileSusp.Lay-In	50%			2040	* *	5	\$21,600		
Exposed Concrete	25%			LIFE	* *	5	\$1,700		
Wood	25%			LIFE	* *	5	\$94,500		

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$48,800	3	\$100	
	Other Observation, Extent: Moderate, A	Area Affect	ted : 100%			
	Location : Outside					
	Explanation: 600 Amperes, 4160 Vol	ts				

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

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

Asset #: 2362

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2025	\$140,300	3	\$200	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location: Outside The Building					
·	Explanation: One 500 Kilo-volt-amp	pere, 4160.	Hv - 480/277Lv			
Feeders	1000/	• • • •	4.5 000			
Cable	100%	2026	\$15,800	1		
Raceway	1000/	•••	**			
Conduit	100%	2027	\$41,800	1		
Under 600 Volts						
Service Equipment	1000/	•••	40.700	_	4100	
Fused Disc Sw	100%	2027	\$8,500	5	\$100	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : No Available Namepla	ite Ratings				
Switchgear / Switchboard	1000/	•••	0.1.0.1.	_	4100	
Fused Disc Sw	100%	2027	\$124,700	5	\$100	
Raceway			*			
Conduit	100%	2027	\$60,500	1		
Panelboards						
Fused Disc Sw	10%	2026	\$6,100	5	\$100	
Molded Case Bkrs	90%	2026	\$54,900	5	\$700	
Wiring						
Thermoplastic	100%	2027	\$82,900	1		
Motor Controllers						
Locally Mounted	20%	2025	\$6,000	5		
Motor Control Center	80%	2025	\$46,300	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 Affe	cted : 100%			
	Location : Outside The Building					
	Explanation: Emergency Generator	Rated At 8	35 Kilowatts			
Batteries						
Lead/Acid	100%	2021	\$1,500	5	\$1,100	
Fuel Storage						
Main Tank	100%	2055	* *	5	\$900	
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Outside					
	Explanation: 175 Gallon Rated Cap	pacity				

Lighting

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

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

Asset # : 2362

	Asset #	: 2362					
Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Lighting							
Interior Lighting							
Fluorescent	38%	2032 **	10 \$10,100				
	T-8 Lamps And Fixtures, Extent: M	Ioderate, Area Affected : 100%	,)				
	Location : Offices						
Fluorescent	60%	2027 \$101,500	10 \$16,000				
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The Buildin	ng					
	Explanation: Compact Fluorescer	nt Lamps					
LED	2%	2032 **					
Egress Lighting							
Emergency, Service	50%	2027 \$7,300	1				
Exit, Service	50%	2027 \$5,000	1				
Exterior Lighting							
HID	30%	2027 \$33,700	10				
No Component	70%						
Mechanical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			

Mechanical	Current R	Repair Fu	ture Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes	ar Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	203	7 **	1		
	Other Observation, E.	xtent : Light, Area Affec	ted : 100%			
	Location : Boiler Ro	oom				
	Explanation: Coger	neration Hot Water Fron	n Power Plant To Wa	ırm-up Tı	he Boilers	
Conversion Equipment						
Hot Water Boiler	100%	204	0 **	1	\$14,400	
	Other Observation, E.	xtent : Light, Area Affec	ted : 100%			
	Location: First Flo	or Mechanical Room				
	Explanation: 2 Abs	orbers Boilers Suppleme	nt Hot Water Loop			
Distribution						
Hot Wtr Piping/Pump	100%	203	5 **	4	\$1,400	
Terminal Devices						
Air Handler	80% 0-2	\$313,000 203	7 **	1	\$13,000	
	Corroded, Extent : Se	vere, Area Affected : 30	%			
	Location: Roof					
	On Extended Life, Ext	tent : Moderate, Area Aj	fected : 100%			
	Location : First Flo	or Fan Room And Roof				
Convector/Radiator	20%	203	2 **	1	\$1,900	
Air Conditioning						
Energy Source						
Natural Gas	100%	203	7 **	1		

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

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

Asset #: 2362

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Direct Fire	100%			2032	* *	1	\$31,500	
			xtent : Light, Area		!: 100%			
			· Mechanical Roon					
	Explana	tion : Refrig	gerant Lithium Bro	mide				
Distribution CW & CHW Wtr Pipe/Pump	100%			2047	* *	4	\$1,400	
Terminal Devices Air Handler/Cool/Ht			oderate, Area Affe oderate Evidence O			1	\$18,000	
H. A.D. C. A.	Locuitor	. коој, те	deraie Evidence C	y Corros	sion			
Heat Rejection Water Cooling Tower	100%			2028	\$105,600	2	\$29,300	
Ventilation								
Distribution	1000/				* *	2.5	016000	
Ductwork/Diffusers	100%			LIFE		2-5	\$16,200	
Exhaust Fans Interior	20%			2022	\$19,800	2	\$200	
Roof	80%	0-2	\$37,000	2022	\$19,000 * *	2	\$600	
1001		led Life, Ex	tent : Moderate, A		eted : 80%	2	Ψ000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Electric	50%			2022	\$12,300	4	\$100	
Gas Fired	50%			2022	\$8,500	2	\$200	
HW Heat Exchanger								
Steam Fired	100%			2027	\$44,300	4	\$2,900	
Sanitary Piping	10007			TIPE	ملد بائت			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron Fixtures	100%			LIFE	-1 Ar	1		
Generic	100%							
Generic	10070							

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

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO WORLD OF DARKNESS

Address : BRONX RIVER PKWY AND FORDHAM RD

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,714 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors x

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$121,900	\$58,700
Interior Architecture		\$48,400
Electrical	\$94,000	\$66,200
Mechanical	\$117,500	\$71,600
Total	\$333,500	\$244,900
Importance Code A	\$121,900	\$130,300
Importance Code B	\$211,500	\$114,600
Total	\$333,500	\$244,900

Mechanical	\$18,500	\$1,500	\$42,400	\$1,400
Total	\$41,200	\$2,200	\$96,800	\$21,700
Importance Code A	\$3,600	\$500	\$30,600	\$500
Importance Code B	\$37,600	\$1,800	\$66,200	\$21,200
Importance Code C				



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

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

Asset #: 2334

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	100/		* *	_	#10.000	
Cast in Place Concrete	10%	LIFE		5	\$10,000	
	Other Observation, Extent: Severe, An Location: Building Entire	еа Ађестеа	t : 100%			
	Explanation: Building Inaccessible -	Evhibite C	losed To Public			
Due Cost Compute	90% Now \$121,900	LIFE	**	5	\$59.700	
Pre-Cast Concrete	90% Now \$121,900 Cracking/Crumbling, Extent: Modera			3	\$58,700	
	Location: Throughout	е, лгеи луу	eciea . 2070			
	Deteriorated Finish, Extent: Severe, A	rea Affecte	d : 20%			
	Location: East And South Facades	33				
	Spalling, Extent : Moderate, Area Affe	cted : 25%				
	Location: Throughout Panels					
	Water Penetration, Extent : Moderate,	Area Affec	ted : 20%			
	Location: Throughout					
	Other Observation, Extent: Moderate,	Area Affec	rted : 5%			
	Location: Underside Of Panels					
	Explanation: Exposed Rebar					
Parapets	1000/	LIEE	* *	_	¢27.000	
Pre-Cast Concrete Roof	100%	LIFE		5	\$27,000	
Single Ply Membrane	100%	2032	* *	10	\$30,100	
Interior	10070	2032		10	ψ30,100	
Floors						
Carpet	10%	2023	\$18,900	3	\$2,900	
•	Other Observation, Extent: Severe, Ar	ea Affected	l : 100%			
	Location: Building Entire					
	Explanation: Interior Inaccessible A	nd Closed '	To The Public			
Cast in Place Concrete	85%	LIFE	* *	5	\$27,000	-
Sheet Vinyl/Rubber	5%	2027	\$22,000	5	\$1,100	
Interior Walls						
Concrete Masonry Unit	50%	LIFE	* *	5	\$4,500	
Plaster	50%	LIFE	* *	5	\$3,400	
Ceilings	500/	LIDE	* *	-	01.100	
Exposed Concrete	50%	LIFE		5	\$1,100	
Fiber Board	50%	2027	\$48,400			

Electrical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Liquid Filled	100%	2032	* *	3	\$100	
•	Other Observation, Extent: Moderat	e, Area Affected : 1	00%			
	Location: Outside					
	Explanation: One 500 Kva, 4160h	v-208/120lv				

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

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

Asset #: 2334

Electrical		Current F	lepair	Futur	re Replacement	M	aintenance		
System Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Туре	Total	(Years)		FY		(Yrs)			
Over 600 Volts									
Feeders									
Cable	100%			2035	* *	1			
Raceway									
Conduit	100%			2037	* *	1			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	70%			2027	\$1,800	5			
		rvation, E.	xtent : Moderate, 1		. ,				
	Location:			55					
	Explanatio	on : Two 4	00 Amperes Main	Disconn	nect Switch				
Fused Disc Sw	30%		1	2037	* *	5			
I used Disc 5W		rvation F	xtent · Moderate		ected · 100%	3			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room								
			00 Amperes Main	Disconn	act Switch				
Switchgear / Switchboard	Ехрининс	m . One 4	oo Amperes Muin	Disconn	eet Swiich				
Fused Disc Sw	20%			2037	* *	5			
Molded Case Bkrs	80%			2027	\$66,200	5	\$200		
-	8070			2027	\$00,200	3	\$200		
Raceway Conduit	500/			2027	* *	1			
	50%			2037		1			
Conduit	50%			2027	\$7,100	1			
Panelboards	50/			2026	¢000	-			
Fused Disc Sw	5%			2026	\$800	5	¢200		
Molded Case Bkrs	65%			2026	\$9,900 * *	5	\$200		
Molded Case Bkrs	30%			2035		5	\$100		
Wiring	700/	2.4	ФО 200	2052	* *	1			
Braided Cloth	50%	2-4	\$9,300	2052		1			
		_	nt : Moderate, Are	га Ађесте	ea: 100%				
		Inrough	out The Building						
Thermoplastic	20%			2037	* *	1			
Thermoplastic	30%			2027	\$5,600	1			
Motor Controllers									
Locally Mounted	100%			2025	\$30,100	5	\$100		
Ground									
Grounding Devices									
Generic	100%	0-2	\$9,700	LIFE	* *	5	\$100		
	Other Obser	rvation, E.	xtent : Moderate, 1	Area Affe	ected : 100%				
	Location:	1st Floor							
	Explanatio	on : Corro	ded And Connecte	ed To Ma	iin Water Pipe				
Stand-by Power									
Transfer Switches									
Automatic	100%			2032	* *	1	\$3,000		
Generators									
Diesel	100%			2030	* *	1	\$3,800		
			xtent : Moderate, 1	Area Affe	ected : 100%				
	Location:	Outside T	The Building						
	Explanatio	on : Emer _s	gency Generator <mark>F</mark>	Rated At .	125kw				

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

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

Asset #: 2334

Electrical	Current Repair	Future F	Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated 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	\$900				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Outside								
	Explanation: 30 Gallons Rated Co	apacity							
Main Tank	50%	2042	* *	5	\$100				
	Other Observation, Extent : Modera	ate, Area Affecte	ed : 100%						
	Location : Outside								
	Explanation: 200 Gallons Rated (Capacity							
Lighting									
Interior Lighting									
Fluorescent	25%	2022	\$14,100	10	\$2,200				
	Other Observation, Extent : Light, A	Area Affected : 1	100%						
	Location : Offices								
	Explanation: T-12 Lamps								
Incandescent	75%	2022	\$94,000	2	\$200				
Egress Lighting									
Emergency, Service	50%	2027	\$2,400	1					
Exit, Service	50%	2027	\$1,700	1					
Exterior Lighting			-						
Fluorescent	20%	2022	\$6,400	10	\$200				
	Compact Fluorescent Light, Extent .	: Moderate, Are	ea Affected : 100	0%					
	Location : Outside								
No Component	80%								

Mechanical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2037	* *	1		
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location: 1st Floor Bo	oiler Room					
	Explanation: Cogener	ation Hot Water	From P	ower Plant To Wa	rm-up Th	ne Boiler	
Conversion Equipment							
Hot Water Boiler	100% Now	\$3,600	2025	\$71,600	1	\$4,300	
	Other Observation, Exte	nt : Severe, Area	a Affecte	d : 50%			
	Location: 1st Floor Be	oiler Room					
	Explanation : 1 Defect Down Frequently	ive Unit And 1 (Cogenera	ted Hot Water Hed	at Excha	nger. Boiler Goes	
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$1,400	2026	\$14,500	4	\$500	
	Corroded, Extent : Mode	erate, Area Affed	cted : 20	%			
	Location: 1st Floor Be	oiler Room					

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

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

Asset #: 2334

\$5,400 \$300 \$1,400	Priority
\$300	
\$300	
\$300	
\$1,400	
\$1,400	
\$1,400	
\$1,400	
\$1,400	
\$200	
4200	
\$1,800	
\$2,000	
Φ. 7. 400	
\$5,400	
\$200	
# 100	
\$100	
	\$200 \$1,800 \$2,000 \$5,400

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO WORLD OF DARKNESS

Asset #: 2334

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

Plumbing

Fixtures

Generic 100%

Obsolete Fixtures, Extent: Severe, Area Affected: 100%

Location: Throughout

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Address : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.SSA / 495 Yr Built/Renovated : 1930 /

Area Sq Ft : 150 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$305,600
Total		\$305,600
Importance Code B		\$305,600
Total		\$305,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture				
Electrical		\$1,600		
Total		\$1,600		
Importance Code A				
Importance Code B		\$1,600		
Total		\$1,600		



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 1 MONORAIL TRANSFORMERS

Asset #: 495

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							<u></u>
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$500	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	3		
	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%			
	Location: Outside	*				
	Explanation: 6-600 Amperes, 4160 V	olts				
Transformers	1000/	2025	#205 (00	2		
Liquid Filled	100%	2025	\$305,600	3		
	Other Observation, Extent: Moderate, Location: Outside	Area А <u></u> IJесі	ea : 100%			
Feeders	Explanation: No Rating Available					
Cable	100%	2049	* *	1		
	100%	2049		1		
Raceway Conduit	100%	2053	* *	1		
Under 600 Volts	10076	2033		1		
Service Equipment						
Molded Case Bkrs	100%	2047	* *	5		
Worded Case Bars	Other Observation, Extent: Moderate, A		ted: 100%	3		
	Location : Outside					
	Explanation : Main Service Disconnec	et Switch R	ated At 100 Amp	eres		
Transformers	.,		T T			
Dry Type	100%	2044	* *	5		
3 31	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%	-		
	Location : Outside					
	Explanation : 15kva, 480/208/120 Vol	ts				
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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations 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 Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$100	
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location: Outside					
	Explanation: Emergency Genera	tor Rated At 300 K	<i>Xilowatts</i>			
Batteries						
Lead/Acid	100%	2021	\$1,500	5		
Fuel Storage						
Main Tank	100%	2055	* *	5		
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location: Outside					
	Explanation: 700 Gallons Rated	Capacity				
Lighting						
Interior Lighting						
Incandescent	100%	2032	* *	2		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION

Address : BRONX RIVER PKWY AND FORDHAM RD DEVOE AVE. AND 180TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 150 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Feb-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$461,500
Total		\$461,500
Importance Code A		\$48,800
Importance Code B		\$412,700
Total		\$461,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,000			-
Interior Architecture	\$1,000			
Electrical			\$2,000	
Total	\$1,900		\$2,000	
Importance Code A	\$1,000			
Importance Code B	\$1,000		\$2,000	
Total	\$1 900		\$2,000	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION

Asset #: 496

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5	\$400	
Roof								
Metal Panel	100%	Now	\$1,000	2032	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: At Perim	eter Edges And Ov	erlappin	g Seams			
	Deformed	Dented, Ex	ctent : Moderate, A	rea Affe	cted : 25%			
	Location	: Through	out					
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$500	
Ceilings								
Exposed Struc: Steel	100%	Now	\$1,000	LIFE	* *			
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	ected : 25%			
	Location	: Through	out					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$48,800	3		
	Other Observation, Extent: Moderate, Location: Outside	Area Affec	eted : 100%			
	Explanation: Three 600 Ampere Main Sub-stations Transformers 13.2 Kilo-v		ect Switches For (Congene	ration Plant And	
Transformers						
Liquid Filled	100%	2025	\$305,600	3		
	Other Observation, Extent : Moderate, Location : Substation C	Area Affec	eted : 100%			
	Explanation: One 250 Kva, 13.2v/41	60hv-480/	277lv			
Feeders						
Cable	100%	2026	\$65,300	1		
Raceway						
Conduit	100%	2027	\$41,800	1		
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5		
	Other Observation, Extent : Moderate,	Area Affec	rted : 100%			
	Location: Outside					
	Explanation: Main Service Switch Ra	ted At 60	Amperes.			
Raceway						
Conduit	100%	2037	* *	1		
Wiring						
Thermoplastic	100%	2037	* *	1		

Ground

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION 13 CON ED AND WCS COGENERATION

Asset #: 496

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	100%		2022	\$2,000	2		
Exterior Lighting							
HID	20%		2027	\$100	10		
No Component	80%						

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BRONX ZOO, SUBSTATION C CON ED VAULT

Address : BRONX RIVER PKWY AND FORDHAM RD BRONXDALE PARKING LOT

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0005.SSC / 497 Yr Built/Renovated : 1930 /

Area Sq Ft : 150 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3120 Lot : 20 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$42,400
Total		\$42,400
Importance Code B		\$42,400
Total		\$42,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,900			
Interior Architecture	\$2,200			
Electrical			\$2,000	
Total	\$13,100		\$2,000	
Importance Code A	\$10,900			
Importance Code B	\$2,200		\$2,000	
Total	\$13,100		\$2,000	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Asset #: 497

Architecture		Current I	nt Repair Future Replac		Future Replacement Maintenance		ement Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls			***			_		
Cast in Place Concrete		0-2 Crumbling, : Through	\$100 Extent : Moderate out	LIFE , <i>Area A</i> j	* * ffected : 5%	5	\$200	
Masonry: Brick	95% Horizonta	Now	\$5,800 extent : Moderate, A	LIFE Area Affe	* * cted : 15%	5	\$600	
		asonry Sup : Through	t, Extent : Modera out	te, Area I	Affected : 20%			
Windows								
Metal Louvers	Location Deteriorat	: Through	Extent : Moderate,					
Roof								
Cast in Place Concrete		0-2 Crumbling, : Through	\$600 Extent : Moderate out	LIFE , Area Aj	* * ffected : 20%			
nterior								
Floors Cast in Place Concrete	100%	0-2	\$700	LIFE	* *	5	\$500	
Cust in 1 face Concrete	Cracking/		Extent : Moderate		ffected : 25%	3	\$300	
Interior Walls								
Masonry: Brick	100%			LIFE	* *			
Ceilings Exposed Concrete	Exposed R	Now einforceme : Electrica	\$1,500 ent, Extent : Moder	LIFE ate, Area	* * ı Affected : 20%	5		

System Component Type """ Fail Date Estimated Cost FY Vear FY Estimated Cost (Yrs) Cycle Estimated Cost (Yrs) Cycle (Yrs) Cycle (Yrs) Cycle (Yrs) Estimated Cost (Yrs) Cycle (Yrs) Cycle (Yrs) Cycle (Yrs) Cycle (Yrs) Cycle (Yrs) Estimated Cost (Yrs) Cycle (Yrs) Cycle (Yrs) Cycle (Yrs) Estimated Cost (Yrs) A contact of the conta	ectrical	Current Repair	Future Rep	lacement	М		
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	Component			mated Cost	•	Estimated Cost	Priority
Dry Type 100% 2044 ** 3 Other Observation, Extent: Moderate, Area Affected: 100% Location: Outside Explanation: No Available Ratings Feeders Cable 100% 2049 ** 1 Raceway	er 600 Volts						
Other Observation, Extent: Moderate, Area Affected: 100% Location: Outside Explanation: No Available Ratings Feeders Cable 100% 2049 ** 1 Raceway	Transformers						
Location: Outside Explanation: No Available Ratings Feeders Cable 100% 2049 ** 1 Raceway	Dry Type	100%	2044	* *	3		
Explanation : No Available Ratings Feeders Cable 100% 2049 ** 1 Raceway	7 71	Other Observation, Extent : Mode	erate, Area Affected :	100%			
Feeders Cable 100% 2049 ** 1 Raceway		Location : Outside					
Cable 100% 2049 * * 1 Raceway		Explanation : No Available Rati	ings				
Raceway	Feeders						
·	Cable	100%	2049	* *	1		
Conduit 1000/ 2052 ** 1	Raceway						
Conduit 100% 2033	Conduit	100%	2053	* *	1		

Under 600 Volts

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BRONX ZOO, SUBSTATION C CON ED VAULT

Asset #: 497

Electrical	Current Repair Future Replacement			M			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2053	* *	5		
	Other Obse	ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanati	ion : Main Service Switch Ra	ted At 80	00 Amperes.			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2053	* *	5		
Raceway							
Conduit	100%		2027	\$12,800	1		
Panelboards							
Molded Case Bkrs	50%		2026	\$42,400	5		
Molded Case Bkrs	50%		2049	* *	5		
Wiring							
Thermoplastic	50%		2027	\$9,300	1		
Thermoplastic	50%		2053	* *	1		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	100%		2022	\$2,000	2		
Exterior Lighting							
HID	20%		2027	\$100	10		
No Component	80%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN ACADEMY OF MUSIC
Address : 30 LAFAYETTE AVE. @ASHLAND PL.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 162,337 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Jul-2017 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

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

Block : 2111 Lot : 15 BIN : 3059185

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$653,600	\$231,300
Interior Architecture	\$197,200	\$10,636,600
Electrical	\$180,200	\$1,131,000
Mechanical	\$35,300	\$3,277,000
Total	\$1,066,200	\$15,275,900
Importance Code A	\$653,600	\$576,800
Importance Code B	\$215,400	\$4,145,000
Importance Code C	\$197,200	\$10,554,200
Total	\$1,066,200	\$15,275,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,500	\$1,100		\$20,900
Interior Architecture		\$42,000	\$6,000	\$70,500
Electrical	\$39,300	\$15,400	\$11,800	\$37,000
Mechanical	\$87,000	\$47,000	\$62,700	\$130,600
Site Pavements	\$8,200			
Elevators/Escalators	\$23,100	\$23,100	\$23,100	\$23,100
Total	\$167,100	\$128,600	\$103,600	\$282,000
Importance Code A	\$30,100	\$14,000	\$12,900	\$34,100
Importance Code B	\$137,000	\$114,600	\$90,800	\$247,900
Importance Code C				
Total	\$167,100	\$128,600	\$103,600	\$282,000



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

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

Asset #: 2377

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$74,000	
Masonry: Brick	55%			LIFE	* *	5	\$52,100	
Masonry: Brick	20%	Now	\$127,200	LIFE	* *	5	\$18,900	
			l, Extent : Moderai		Affected : 30%			
			cade, East-West A					
	-		derate, Area Affect	ted : 25%	ó .			
	Location	: South Fa	cade, Alleyway					
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Foundati	ion					
Masonry: Granite	5%			LIFE	* *	5	\$3,600	
Metal Panel	10%			2038	* *	5-10	\$65,100	
Windows								
Aluminum	20%			2044	* *	5	\$100	
Bronze/Brass	10%			2036	* *	5	\$200	
Wood	70%	Now	\$7,100	2053	* *	5	\$1,100	1
		Inefficient, : Through	Extent : Moderate out	e, Area A	ffected : 50%			
	Split/Crac	ked, Extent	: Severe, Area Aff	ected : 5	0%			
	Location : Alleyway And Throughout							
		etration, E. : Dressing	xtent : Moderate, A	Area Affe	cted : 15%			
Parapets	Location	: Dressing	Kooms					
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$15,700	
Masonry: Brick	40%	Now	\$41,600	LIFE	* *	5	\$3,200	
Wasoniy. Dilek	.0,0	1.0	d, Extent : Moderat		Affected: 10%	3	\$5,200	
			Facing Alley	,	1)) cerea (1070			
		-	derate, Area Affect	ted · 25%	6			
	-		Along Alley	. 237	v			
Metal Panel	20%			2048	* *	5	\$6,300	
Metal Rail	5%	Now	\$2,400	2033	* *	5	\$2,900	
iviciai Raii	Corrosion		xtent : Moderate, A		ected : 20%	3	Ψ2,500	
		_	m 1 1001 Extent : Moderate,	AraaAf	facted . 250/			
		ea Finish, . : Over Fif		лгеи АД	ecieu . 25%			
Stucco Cement	10%			2041	* *	5	\$2,100	

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

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

Asset #: 2377

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		ail Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	400/			2026	* *	10	¢20,000	
IRMA/Protected Membrane	40%			2036		10	\$38,900	
IRMA/Protected Membrane	45%	Now	\$388,700	2038	* *			
Wiemorane	Insul Deter/N	Aiss, Exter	nt : Severe, Area	Affected .	: 25%			
	Location :	Over Cafe	And Stage					
			Moderate, Area	Affected :	25%			
	Location :	Over Cafe	And Stage					
Modified Bitumen	10%			2036	* *	10	\$9,700	
	-		t, Extent : Light,	Area Affe	ected : 100%			
	Location : (Over 4th F	Floor Offices					
Skylight, Metal/Glass	3%		\$96,100	2038	**			
		-	ent : Moderate, A	Area Affe	cted : 25%			
	Location : (mata Ana	a Affantad . 250/			
	Location : (eraie, Are	a Affected : 25%			
Sloped Glazing	2%			LIFE	* *	5	\$26,000	
Soffits	270			LIIL			\$20,000	
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
nterior								
Floors								
Carpet	25%			2027	\$851,800	3	\$89,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$26,200	
Ceramic Tile	5%			2037	* *	5	\$12,000	
Mosaic Tile	10%			2033	**	5	\$60,000	
Marble Panels Vinyl Tile	5% 40%			LIFE 2033	* *	5 3	\$9,000 \$36,000	
Wood	10%			2043	* *	5	\$45,000	
Interior Walls	1070			2043			Ψ13,000	
Fabric on Framing	20%			2029	\$10,304,200	5	\$45,500	
Gypsum Board	5%			LIFE	**	5	\$13,600	
Masonry: Brick	10%	Now	\$197,200	LIFE	* *			
•	Cracking/Cri	umbling, E	Extent : Moderate	, Area A <u>f</u>	fected : 20%			
	Location:							
			ent : Moderate, A	Area Affe	cted : 10%			
	Location : I	Boiler Roo	om					
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$27,300	
Plaster	30%			LIFE	* *	5	\$40,900	
Wood	10%			LIFE	* *	5	\$181,800	

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

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

Asset #: 2377

Architecture Current Rep		epair	Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2033	* *	5	\$36,000	
Exposed Concrete	10%			LIFE	* *	5	\$3,700	
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$30,000	
Plaster	20%			LIFE	* *	5	\$30,000	
Plaster	35%			LIFE	* *	5	\$52,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%	4+	\$8,200	2041	* *			
	Cracking/	Crumbling, .	Extent : Light, Are	ea Affecto	ed : 5%			
	Location	: Various						
Pavers/Stone	25%			2037	* *			
On-Site Walkways								
Cast in Place Concrete	20%			2041	* *			
Masonry: Granite	80%			LIFE	* *			

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2028	\$46,800	5	\$700				
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%						
	Location : Electrical Room								
	Explanation: 2- Main Service Disconnect Switches Rated At 3000 Amperes And 1600								
	Amperes.								
Transformers	1000/	• • • •	0.7 0.400	_	4.00				
Dry Type	100%	2026	\$270,100	5	\$600				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Basement								
	Explanation : 300 Kva, 208/408/277	Volts							
Switchgear / Switchboard				_	****				
Fused Disc Sw	50%	2028	\$45,300	5	\$300				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation : 6- Vertical Sections								
Molded Case Bkrs	50%	2028	\$45,300	5	\$2,100				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: 2- Vertical Sections								

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

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

Asset #: 2377

Electrical Current Repair		Futur	Future Replacement		Maintenance		
System	% of Fail Dat	e Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total (Years)		FY	25000000	(Yrs)	25000000	11101103
Туре	,				, ,		
Under 600 Volts							
Raceway	4007		• • • •	**			
Conduit	40%		2028	\$37,000	1		
Conduit	40%		2038	* *	1		
Conduit	20%		2048	* *	1		
Panelboards							
Fused Disc Sw	5%		2036	* *	5	\$200	
Molded Case Bkrs	40%		2027	\$29,900	5	\$1,700	
Molded Case Bkrs	35%		2036	* *	5	\$1,500	
Molded Case Bkrs	20%		2044	* *	5	\$900	
Wiring							
Braided Cloth	20% 2-4	\$18,200	2053	* *	1		
	Insulation Aged, Ex						
	Location : Throug	hout The Old Section	n Of The	Building			
Thermoplastic	40%		2038	* *	1		
Thermoplastic	20%		2048	* *	1		
Thermoplastic	20%		2028	\$18,200	1		
Motor Controllers							
Locally Mounted	50%		2026	\$50,600	5	\$500	
Locally Mounted	10%		2033	**	5	\$100	
Locally Mounted	10% 2-4	\$10,100	2048	* *	5	\$100	
	On Extended Life, E	·		eted : 100%		4	
	Location : Baseme		33				
Variable Frequency	30%		2041	* *			
Drive	3070		2041				
Ground							
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$2,400	
Lighting	10070		LIIL			\$2,400	
Interior Lighting							
Fluorescent	5%		2023	\$29,200	10	\$7,400	
Tuorescent	T-12 Lamps And Fiz	xtures Fytent · Mod		. ,		\$7,400	
	•	ction Of The Buildin		cariffeetea : 100%	,		
F1		The Bullant	_	* *	10	¢00.200	
Fluorescent	60%	E M 1	2033		10	\$89,300	
	T-8 Lamps And Fixt		rate, Are	a Affected: 100%			
	Location : Throug	nout The Building					
Fluorescent	20%		2033	* *	10	\$29,800	
	Compact Fluoresce	nt Light, Extent : Lig	ght, Area	Affected: 100%			
	Location : Offices						
Incandescent	10%		2028	\$219,000	2	\$400	
	Other Observation,	Extent : Moderate, A					
	Location : Lightin	g Control Room					
		- Stage Incandescent I	Lights Co	ontrolled By The D	imming I	Lighting System	
LED	5%		2036	**			

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

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

Asset #: 2377

Electrical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type	,,,,,	nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	40%		2033	* *	10	\$15,700	
Emergency, Battery	10%		2023	\$24,400	10	\$3,900	
Exit, LED	40%		2056	* *	1		
Exit, Service	10%		2023	\$4,900	1		
Exterior Lighting							
HID	30%		2028	\$204,700	10	\$100	
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	\$164,000	1	\$18,200	
	Other Observ	vation, Extent : Moderate, A	rea Affe	ected : 100%			
	Location : I	Hallways And Outside					
	Explanation	ı : CCTV Surveillance Cam	era Syst	em			
Fire/Smoke Detection							
Generic, Digital	100%		2036	* *	1-3	\$100,000	
	Other Observ	vation, Extent : Light, Area	Affected	! : 100%			
	Location : T	Throughout The Building					
	Explanation	ı : Strobe Lights, Alarm Be	lls, Mani	ual Pull Stations, S	moke De	tectors And Horns	

Mechanical	Curi	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	40%		2038	* *	1		
Interruptible Gas/Dual	60%		2038	* *	1		
Fuel							

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

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

Asset #: 2377

Mechanical	Current Repair	Future	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	20%	2036	* *	1	\$16,100	
	Other Observation, Extent: Severe, Ard Location: Roof Explanation: 2 Package Units	ea Affected	d : 40%			
Furnace	20% Other Observation, Extent: Light, Area Location: Roof	2028 a Affected	\$79,700 : 20%	1	\$16,100	
	Explanation: 3 Package Units					
Steam Boiler	20% Now \$11,000 Not in Service, Extent : Severe, Area Af Location : The Burner, Although Is N	ew		1	\$28,900	
	On Extended Life, Extent : Severe, Area Location : #3 Boiler, Boiler Room	a Affected	: 20%			
Steam Boiler	40%	2033	* *	1	\$64,300	
Steam Boller	Other Observation, Extent : Light, Area Location : Basement Boiler Room	a Affected		1	\$04,500	
·	Explanation: 2 Units. 1 Heat Exchan	ger For H	ot Water Devices			
Distribution	400/	• • • • •				
Hot Wtr Piping/Pump	40%	2036	* *	4	\$4,800	
Steam Piping/Pump	20%	2038	* *			
No Component	40%					
Terminal Devices	400/	2020	¢051 000	1	¢40.200	
Air Handler	40%	2028	\$951,800	1	\$40,200	
Convector/Radiator	20%	2026	\$181,200	1	\$10,500	
No Component	40%					
Air Conditioning						
Energy Source Electricity	100%	2036	* *	1		
	100%	2030		1		
Conversion Equipment Absorption Chiller/Direct Fire	40%	2036	* *	1	\$70,300	
	Other Observation, Extent : Light, Area	a Affected	: 40%			
	Location : Penthouse	55				
	Explanation: 2 Units					
Ext Pkg Unit - Heating/Cooling	20%	2033	* *	2	\$2,000	
	Other Observation, Extent : Light, Area Location : Roof		: 20%			
	Explanation: 2 Package Units. R-410					
Ext Pkg Unit - Heating/Cooling	30%	2028	\$635,600	2	\$3,000	
	R-22 Refrigerant, Extent : Light, Area A Location : 3 Package Units. Roof	Affected : .	30%			
Window/Wall Unit	10%	2023	\$35,300	1		

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

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

Asset #: 2377

Mechanical	Current Repair Futu		Future	uture Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	40%		2048	* *	4	\$4,800	
Pipe/Pump	(00/						
No Component	60%						
Terminal Devices Air Handler/Cool/Ht	40%		2028	\$759,200	1	\$40,200	
No Component	40% 60%		2028	\$739,200	1	\$40,200	
Heat Rejection	0070						
Water Cooling Tower	20%		2029	\$128,400	2	\$32,700	
water Cooling Tower	Other Observation, Ex	tent · Lioht Area			2	\$52,700	
	Location : Roof		irijjeeteu	. 2070			
	Explanation: 1 Unit						
Water Cooling Tower	20%		2032	* *	2	\$32,700	
water cooming rower	Recent Replace Evider	nt. Extent : Light.		cted : 20%	2	\$32,700	
	Location: 1 Unit. Re	_	rirea rijje	cica : 2070			
No Component	60%						
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$90,500	
Exhaust Fans	10070		LII L			Ψ,0,500	
Interior	25%		2028	\$150,500	2	\$1,200	
Roof	75%		2033	**	2	\$3,700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	20%		2023	\$29,800	4	\$200	
Gas Fired	40%		2026	\$41,300	2	\$900	
	Other Observation, Ex	_	a Affected	: 40%			
	Location: Basement						
	Explanation: 1 Unit						
Gas Fired	40%		2028	\$41,300	2	\$900	
	Recent Replace Evider	_	Area Affe	cted : 40%			
	Location : 1 Unit. Bo	isement					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping		4					
Cast Iron	100% Now	\$17,600	LIFE	* *	1		
	Leak Evident, Extent:		ected: 5%	•			
G. P. ()	Location : Basement	панжау					
Sump Pump(s)	1000/		2020	007.000	4	05 100	
Non-Submersible	100%		2028	\$25,800	4	\$5,100	
Sewage Ejector(s)	1000/		2020	¢40.700	4	40.700	
Electric	100%		2028	\$48,700	4	\$9,700	
Backflow Preventer	1000/		2026	* *	1	ቀ ስ ስስሳ	
Generic	100%		2036		1	\$9,900	

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

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

Asset #: 2377

Mechanical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	75%	LIFE	* *			
	Other Observation, Extent : Light, Are)%			
	Location: (2) 1-4 Floor (1) Baseme	ent-5 Floor				
	Explanation: 3 Units					
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 25%	%			
	Location: Basement - 3 Floor					
	Explanation: 1 Unit					
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 100)%			
	Location: Lobby To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$84,900	
Sprinkler						
Generic	100%	2038	* *	1-2	\$45,500	
Fire Pump						
Generic	100%	2031	* *	1	\$30,300	
Chemical System						
Generic	100%	2023	\$29,100	1-3	\$4,000	
	Other Observation, Extent : Light, Are	a Affected : 100	0%			
	Location: Kitchen					
	Explanation: 1 Set					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN ACADEMY OF MUSIC H. LICHTENSTEIN THEATRE

Address : 651 FULTON STREET @ROCKWELL PL.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 47,593 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Jul-2017 Landmark Status : NONE

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

Block : 2095 Lot : 45 BIN : 3345162

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$893,500	\$345,900
Electrical	\$145,900	\$655,400
Mechanical		\$593,700
Total	\$1,039,400	\$1,594,900
Importance Code A	\$893,500	\$488,000
Importance Code B	\$145,900	\$1,106,900
Total	\$1,039,400	\$1,594,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$34,400
Interior Architecture		\$21,400	\$1,800	\$3,300
Electrical	\$3,200	\$3,500	\$4,400	\$27,400
Mechanical	\$7,300	\$14,800	\$10,100	\$13,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,400	\$43,600	\$20,200	\$82,700
Importance Code A	\$2,500	\$2,200	\$2,500	\$36,700
Importance Code B	\$12,000	\$41,400	\$17,800	\$46,000
Importance Code C				
Total	\$14,400	\$43,600	\$20,200	\$82,700



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

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

Asset #: 3002

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				
Exterior Walls								
Cast Stone/Terra Cotta	5%		*=	LIFE	* *	5	\$50,100	
Masonry: Brick	Jnt Mortal Location Misaligne	: North Fa	\$710,800 d, Extent : Moderan acade, East Facade Extent : Moderate, acade	?		5	\$115,400	
		asonry Sup : East Fac	rt, Extent : Modera cade	te, Area	Affected : 25%			
Wood	5%			2033	* *	5	\$32,100	
Windows								
Aluminum	100%			2044	* *	5	\$1,000	
Parapets Masonry: Brick		Now Cracks, Ex	\$76,800 tent : Moderate, Ar	LIFE rea Affec	* * ted : 10%	5	\$6,500	
	Location Misaligne	: North Fa	Extent : Moderate,					
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,400	
Stucco Cement	10%			2033	* *	5	\$2,000	
Roof IRMA/Protected Membrane	20%			2033	* *	10	\$8,700	
IRMA/Protected Membrane	30%	Now	\$106,000	2038	* *			
		-	, Extent : Moderate ministration Office		ffected : 25%			
			: Moderate, Area ministration Office					
Modified Bitumen	20%			2033	* *	10	\$8,700	
Modified Bitumen	30%			2028	\$180,400	10	\$13,000	
Interior								
Floors	25%			2030	* *	3	\$26,700	
Carpet Cast in Place Concrete	25% 15%			LIFE	* *	<i>5</i>	\$26,700	
Ceramic Tile	5%			2037	* *	5	\$3,600	
Marble Panels	5%			LIFE	* *	5	\$2,700	
Quarry Tile	5%			2041	* *	5	\$5,300	
Terrazzo	10%			LIFE	* *	5	\$5,600	
Vinyl Tile	30%			2033	* *	3	\$8,000	
Wood	5%			2043	* *	5	\$6,700	

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

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

Asset #: 3002

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	25%		LIFE	* *	5	\$9,600	
Masonry: Brick	25%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Plaster	45%		LIFE	* *	5	\$8,700	
Ceilings							
AcousTileSusp.Lay-In	20%		2041	* *	5	\$14,200	
Exposed Concrete	25%		LIFE	* *	5	\$2,800	
Plaster	55%		LIFE	* *	5	\$24,500	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2045	* *			

ectrical	Current Repair	Futur	e Replacement	M	laintenance		
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2028	\$2,500	5	\$100		
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%				
	Location : Electrical Room 1						
	Explanation: Main Service Disconn	ect Switch	Rated At 4000 Am	peres			
Fused Disc Sw	50%	2048	* *	5	\$100		
	Other Observation, Extent : Light, Are	ea Affected	! : 100%				
	Location: Electrical Room 2						
	Explanation: Main Service Disconn	ect Switch	Rated At 1600 Am	peres			
Transformers							
Dry Type	100%	2041	* *	5	\$200		
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%				
	Location : Electrical Room 1						
	Explanation: 225 Kva, 480/277 Vol	ts					
Switchgear / Switchboard							
Fused Disc Sw	50%	2028	\$16,500	5	\$100		
	Other Observation, Extent : Moderate	, Area Affe	ected : 100%				
	Location : Electrical Room 1						
	Explanation: 3- Vertical Sections						
Fused Disc Sw	50%	2048	* *	5	\$100		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Electrical Room 2						
	Explanation: 2- Vertical Sections						
Raceway							
Conduit	20%	2048	* *	1			
Conduit	80%	2028	\$25,600	1			

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

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

Asset #: 3002

Electrical	Current Repa	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	'	•	•			
Panelboards						
Fused Disc Sw	10%	2044	* *	5	\$100	
Molded Case Bkrs	50%	2027	\$15,300	5	\$600	
Molded Case Bkrs	25%	2036	* *	5	\$300	
Molded Case Bkrs	15%	2044	* *	5	\$200	
Wiring						
Thermoplastic	50%	2028	\$14,200	1		
Thermoplastic	30%	2038	* *	1		
Thermoplastic	20%	2048	* *	1		
Motor Controllers						
Variable Frequency	100%	2045	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	
Lighting						
Interior Lighting						
Fluorescent	20%	2023	\$97,300	10	\$8,700	
	T-12 Lamps And Fixtures Location: Stage	, Extent : Moderate, Ar	ea Affected : 100%			
Fluorescent	35%	2033	* *	10	\$15,300	
	T-8 Lamps And Fixtures, Location : Offices, Base		fected : 100%		,	
Fluorescent	10%	2028	\$48,600	10	\$4,400	
	Other Observation, Extended Location: Basement		· ·		, ,	
	Explanation: Compact	Fluorescent Lamps				
HID	10%	2028	\$33,100	10	\$200	
Incandescent	10%	2023	\$48,600	2	\$100	
Incandescent	10%	2028	\$48,600	2	\$100	
	Other Observation, Exten	nt : Moderate, Area Affe	· ·			
	Location : Lighting Cor	itrol Room				
	Explanation : All Stage	Lighting Controlled By	The Etc Sensor Di	imming S	System	
LED	5%	2036	* *			
Egress Lighting						
Emergency, Battery	20%	2028	\$13,100	10	\$2,300	
Emergency, Battery	30%	2036	**	10	\$3,400	
Exit, LED	30%	2063	* *	1	. , .	
Exit, Service	20%	2028	\$1,400	1		
Exterior Lighting			+ , = +			
HID	30%	2028	\$55,000	10		
No Component	70%		, ,			

Alarm

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

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

Asset #: 3002

Electrical	Current Repa	ir Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$5,300	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Inside And O	utside				
	Explanation: CCTV Sur	veillance Camera Syste	em			
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$503,100	1-3	\$29,300	
_	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
	Explanation: Alarm Bel	ls, Manual Pull Station	s, Strobe Lights, H	orns An	d Smoke Detectors	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	5%	2038	* *	1				
Natural Gas	95%	2038	* *	1				
Conversion Equipment								
Furnace	95%	2028	\$101,800	1	\$22,400			
	Other Observation, Extent: Severe, A	rea Affecte	d: 100%					
	Location: 6 Are On The Roof, 7 Are	Inside The	e Building					
	Explanation: 13 Units (6 Roof Top	Package U	nits, 7 Internal Un	nits)				
Radiant Heater	5%	2028	\$40,300	2	\$1,100			
Air Conditioning			•		•			
Energy Source								
Electricity	100%	2036	* *	1				
Conversion Equipment								
Ext Pkg Unit -	70%	2028	\$398,700	2	\$2,000			
Heating/Cooling								
	R-22 Refrigerant, Extent : Light, Area Affected : 70%							
	Location: Roof							
	Other Observation, Extent: Light, Ar	ea Affected	: 70%					
	Location: Roof							
	Explanation: 6 Roof Top Units							
Split Unit	30%	2033	* *					
-F	Other Observation, Extent : Light, Area Affected : 30%							
	Location: Various Locations	55						
	Explanation: 8 Units. R-410a.							
Terminal Devices	-							
Fan Coil - 2 Pipe	30%	2033	* *	1	\$4,600			
No Component	70%				. ,			

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

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

Asset #: 3002

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	30%		2033	* *	2	\$9,900		
Unit	700/							
No Component	70%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$26,500		
Exhaust Fans	10070		LIIL		2-3	\$20,300		
Roof	70%		2028	\$52,900	2	\$1,000		
Roof	30%		2036	**	2	\$400		
Plumbing					<u>-</u>	70		
H/C Water Piping								
Brass/Copper	100%		2038	* *	1			
Water Heater								
Gas Fired	70%		2026	\$19,400	2	\$500		
	Other Observation, Extent: Light, Area Affected: 70%							
	Location: Base							
	Explanation: 2	Units						
Gas Fired	30%		2021	\$8,300	2	\$200		
		on, Extent : Light, Area	Affected	! : 30%				
	Location: Base							
	Explanation : 1	Unit						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/			* *				
Cast Iron	100%		LIFE	* *	1			
Fixtures	1000/							
Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%		LIFE	* *				
Trydraune		on, Extent : Light, Area		! : 100%				
	Location : 1st T		33 . 2 . 2 . 2					
	Explanation : 1							
Fire Suppression								
Standpipe								
Generic	100%		2038	* *	1-5	\$24,900		
Sprinkler								
Generic	100%		2038	* *	1-2	\$13,300		

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 33,800 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 1183 Lot : 1 BIN : 3337842

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$239,100
Interior Architecture	\$73,700	\$27,000
Electrical		\$414,300
Mechanical		\$802,300
Total	\$73,700	\$1,482,600
Importance Code A		\$239,100
Importance Code B	\$73,700	\$1,243,500
Total	\$73,700	\$1,482,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,900		\$10,800	
Interior Architecture	\$258,900		\$8,000	\$7,600
Electrical	\$35,200	\$900	\$1,900	\$1,100
Mechanical	\$15,700	\$8,100	\$13,200	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$315,700	\$13,000	\$37,800	\$20,600
Importance Code A	\$5,200	\$3,300	\$14,100	\$3,300
Importance Code B	\$259,300	\$9,700	\$23,700	\$16,300
Importance Code C	\$51,200			\$1,000
Total	\$315,700	\$13,000	\$37,800	\$20,600



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	5%			LIFE	* *	5	\$3,700	
Stucco Cement	95%			2034	* *	5	\$117,400	
Windows								
Wood	100%			2037	* *	5	\$21,600	
Roof								
Copper/Terne	95%			2057	* *	10	\$121,700	
Modified Bitumen	5%			2034	* *	10	\$2,600	
nterior								
Floors								
Carpet	20%			2028	\$161,900	3	\$18,600	
Carpet	17%	2-4	\$137,600	2031	* *	3	\$15,800	
		led, Extent : Auditorii	: Moderate, Area . um	Affected	: 35%			
Cast in Place Concrete	10%			LIFE	* *	5	\$27,200	
Ceramic Tile	3%			2038	* *	5	\$1,900	
Marble Panels	5%			LIFE	* *	5	\$4,700	
Terrazzo		Now	\$73,700	LIFE	* *	5	\$12,100	
		Crumbling, : Auditorii	Extent : Moderate		ffected : 20%		,	
Vinyl Tile	15%			2034	* *	3	\$3,500	
Vinyl Tile		Now	\$13,500	2029	\$27,000	3	\$1,200	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location	: Basemen	nt .					
	Worn/Ero	led, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Basemen	nt .					
Interior Walls								
Ceramic Tile	3%			2038	* *	5	\$2,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,300	
Gypsum Board	15%			LIFE	* *	5-10	\$16,900	
Plaster	67%			LIFE	* *	5-10	\$37,700	
Wood	5%			LIFE	* *	5	\$26,500	

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

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Yea FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior								
Ceilings								
AcousTileSusp.Lay-In	5%	2042	**	5	\$1,300			
	Staining/Discoloring, Ext Location: Throughout	ent : Light, Area Affe	cted : 20%					
Exposed Concrete	5% Now	\$4,200 LIFE	* *	5	\$200			
-	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : Gas Meter R	oom						
	Exposed Reinforcement, Extent: Moderate, Area Affected: 5%							
	Location : Gas Meter Room							
	Water Penetration, Extent : Moderate, Area Affected : 5% Location : Gas Meter Room							
Gypsum Board	40%	LIFE	* *	5-10	\$35,300			
Plaster	40%	LIFE	**	5-10	\$17,700			
Plaster	10%	LIFE	**	5-10	\$4,400			
	Other Observation, Exter	nt : Light, Area Affecte	ed: 100%					
	Location : Second Floo	r						
	Explanation : Vaulted C	Ceiling						

Electrical	Current Repair	Future Replace	ement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected : 100%				
	Explanation: The Main Service Swi	itch Is Rated 1600 An	iperes, I	t Is In Go	ood Condition.	
Switchgear / Switchboard						
Molded Case Bkrs	100%	2039	* *	5	\$900	
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$900	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$200	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Electrical	Current Repair	rent Repair Future Replace		acement Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting	-00/		4.2	4.0	***			
Fluorescent	70%	2024	\$137,600	10	\$21,700			
	T-12 Lamps And Fixtures, Extent: Location: Throughout The Buildi	ing	rted : 100%					
Fluorescent	30%	2024	\$59,000	10	\$9,300			
	Compact Fluorescent Light, Extent Location : Lobby And Hallways	Compact Fluorescent Light, Extent: Light, Area Affected: 100% Location: Lobby And Hallways						
Egress Lighting								
Exit, Service	100%	2024	\$11,500	1				
Exterior Lighting								
Fluorescent	100%	2024	\$110,600	10	\$3,100			
	Compact Fluorescent Light, Extent Location : Outside	: Light, Area Aff	ected : 100%					
Lightning Protection								
Arresters/Cabling								
Generic	100%	2032	* *	5	\$1,000			
	Other Observation, Extent : Light, Area Affected : 100% Location : Outside							
	Explanation: The System Covers	The Stacks Only						
Alarm	Explanation . The System Covers	The Stacks Only.	·					
Security System								
No Component	70%							
Generic	30%	2029	\$31,300	1	\$3,800			
	Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside							
	Explanation: The Building Has A Operating Properly.	A CCTV Surveilla	nce Cameras S	ystem. Th	ne System Is			
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%	2029	\$107,200	1-3	\$6,400			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Hallways							
	Explanation: The System Mostly Alarm Bells.	Cover Hallways	With Strobe/ho	rns, Pull	Stations, And			

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		-				
Energy Source						
Interruptible Gas/Dual	100%	2039	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2042	* *	1	\$33,500	
	Other Observation, Extent : Light, Area	a Affected : 100	0%			
	Location: Basement					
	Explanation: 2 Steam Boilers And 2	Heat Exchange	ers - Providin	g Service	For 3 Buildings	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN ADMINISTRATION BUILDING

Asset #: 2656

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	80%		2037	* *	4	\$2,000	
Central Plant Steam	20%		2039	* *	4	\$300	
Piping/Pmp							
Terminal Devices							
Air Handler	20%		2029	\$90,900	1	\$4,200	
Convector/Radiator	20%		2034	* *	1	\$2,200	
Fan Coil Unit/Heat	60%		2029	\$290,300	1	\$6,600	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment	000/		•	di di		010 7 00	
Reciprocating	80%		2034	* *	1	\$12,500	
Compr/Chiller	D 124 D	Soil and The Annual Control of the Annual Co	- A CC 4 -	1.1000/			
		frigerant, Extent : Light, Area		a: 100%			
		: Basement Air Conditioning	Koom				
No Component	20%						
Distribution							
CW & CHW Wtr	80%		2039	* *	4	\$1,300	
Pipe/Pump	200/						
No Component	20%						
Terminal Devices	200/		2020	Φ 5 0,000	1	Φ4 2 00	
Air Handler/Cool/Ht	20%		2029	\$58,000	1	\$4,200	
Fan Coil - 4 Pipe	60%		2029	\$363,100	1	\$6,600	
No Component	20%						
Heat Rejection	80%		2030	* *	2	¢27.200	
Water Cooling Tower		ervation, Extent : Light, Area			2	\$27,200	
		ervanon, Extent . Lignt, Area : Roof Of Palm House	Ајјестец	. 100%			
		tion : On The Roof Of Adjaces	nt Ruildi	na			
N. C.		non . On The Roof Of Auface.	и Винан	rig			
No Component	20%						
Ventilation							
Distribution Ductwork/Diffusers	30%		LIFE	* *	2-5	\$9,000	
No Component	70%		LIFE		2-3	\$9,000	
Exhaust Fans	/070						
Interior	30%		2029	\$34,500	2	\$300	
No Component	70%		2023	φ3 4 ,500	4	φ300	
Plumbing	7070						
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater	100/0		2037		1		
Gas Fired	100%		2027	\$19,700	2	\$500	
Guo I II Gu		ervation, Extent : Light, Area			_	Ψ500	
		: Basement	- 2,,, 00,000				
		tion : One 180 Gallon Unit Al	ao Comi	one The Adiacont R	uildinas		

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$4,900	4	\$1,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location : Cellar To 3rd Fl	loor				
	Explanation: One Unit					

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

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0012.050 / 14743 Yr Built/Renovated : 1914 /

Area Sq Ft : 576 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1182 Lot : 1 BIN : 3337842

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$5,100		\$1,000	
Interior Architecture	\$3,100			
Electrical				
Mechanical	\$200		\$100	
Total	\$8,400		\$1,100	
Importance Code A	\$5,100		\$1,100	
Importance Code B	\$2,300		\$100	
Importance Code C	\$1,000			
Total	\$8,400		\$1,100	



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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	92%			2034	* *	5	\$7,100	
Wood	8%		\$2,600	2034	* *	5	\$600	
			nt : Moderate, Area					
	Location	: Columns	At Front Entrance	And Wo	ood Trim			
Windows								
Wood	100%			2037	* *	5	\$2,000	
Parapets								
Masonry: Limestone	3%			LIFE	* *	5-10		
No Component	97%							
Roof								
Modified Bitumen	20%	Now	\$400	2034	* *			
	Gut/DS No	on Func/Mi	iss, Extent : Moder	ate, Area	Affected : 15%			
	Location	: Rear Of	Building					
Slate	80%			LIFE	* *	10	\$2,100	
Soffits								
Wood	100%			2042	* *	5		
nterior								
Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$1,700	
Terrazzo	45%			LIFE	* *	5	\$500	
Vinyl Tile	5%			2029	\$300	3		
Interior Walls								
Plaster	100%			LIFE	* *	5-10	\$1,500	
Ceilings								
Gypsum Board	20%			LIFE	* *	5-10	\$500	
Plaster	80%			LIFE	* *	5-10	\$1,100	
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2038	* *			

lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	ct Cycle Estimated Cost (Yrs)	Priority
nder 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2039 *	* 5	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: 1st Floor			
	Explanation: The Main Service Switch	h Is Rated 200 Amperes.		
Raceway				
Conduit	100%	2039 *	* 1	
Panelboards				
Molded Case Bkrs	100%	2037 *	* 5	
Wiring				
Thermoplastic	100%	2039 *	* 1	

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

Electrical	Current Repair	Current Repair Future Replac		M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	100%	2029	\$1,300	10	\$500		
	Compact Fluorescent Light, Ex	tent : Light, Area Affect	ted : 100%				
	Location: Throughout The B	uilding					
Exterior Lighting							
Incandescent	100%	2029	\$1,900	2			
Alarm							
Security System							
No Component	70%						
Generic	30%	2029	\$500	1	\$100		
	Other Observation, Extent : Lig	ght, Area Affected : 100	%				
	Location : Outside						
	Explanation : The Building H	as An Outdoor CCTV S	urveillance S	System.			
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2029	\$1,800	1-3	\$100		
, 2	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Inside	,					
	Explanation : Fire Alarm De	vices Are Connected To	Adjacent Bu	ilding Fi	re Alarm System.		

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030	* *	2	\$200	
_	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Attic					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$500	
Air Conditioning						
Energy Source						
Electricity	100%	2045	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030	* *	2		
	R-22 Refrigerant, Extent : Light, Area	Affected : 1	100%			
	Location: 1 Unit In Attic					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		

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

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

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN CHILDREN'S GARDEN HOUSE

Asset #: 14743

lechanical	Current Repair	Repair Future Replacement			Maintenance		
ystem Component Type	% of Fail Date Estimated (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
umbing							
Water Heater							
Electric	100%	2027	\$500	4			
	Other Observation, Extent : Light,	Area Affected: 100	%				
	Location: 1st Floor						
	Explanation: 20 Gallon Units, 1	n Attic					
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures						•	
Generic	100%						

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

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN BOTANIC GARDEN PALM HOUSE

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0012.020 / 2231 Yr Built/Renovated : 1916 /

Area Sq Ft : 39,063 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 1183 Lot : 1 BIN : 3378179

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$491,000	\$567,300
Interior Architecture	\$131,500	\$44,800
Electrical		\$452,300
Mechanical		\$745,800
Total	\$622,500	\$1,810,200
Importance Code A	\$491,000	\$567,300
Importance Code B	\$82,800	\$1,242,800
Importance Code C	\$48,700	
Total	\$622,500	\$1,810,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,500			
Interior Architecture	\$69,500		\$17,500	\$12,600
Electrical	\$1,300	\$1,100	\$1,600	\$1,300
Mechanical	\$24,300	\$8,600	\$15,300	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,600	\$13,700	\$38,400	\$25,600
Importance Code A	\$29,500	\$1,900	\$1,900	\$1,900
Importance Code B	\$55,000	\$11,700	\$36,500	\$22,400
Importance Code C	\$42,100			\$1,300
Total	\$126,600	\$13,700	\$38,400	\$25,600



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

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

Asset #: 2231

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	100/	3.7	#10.000	2024		_	4.3 00	
Stucco Cement	Cracking/	_	\$10,000 Extent : Moderate tion Of East Facad	_	* * ffected : 15%	5	\$4,200	
Window Wall	Glazing C Location	i : Shading	\$17,500 tent : Moderate, Ar Film Deteriorated Extent : Light, Area	!		5	\$19,100	
		ı : Main Ho	_					
	Explana	tion : Roun	ded Surfaces With	Iron Mei	mbers			
Window Wall	60%			2049	* *	5	\$76,400	
Windows								
Aluminum	100%			2045	* *	5		
Roof Modified Bitumen	30%			2034	* *	10	\$15,800	
Sloped Glazing	40%			LIFE	* *	5	\$561,100	
Sloped Glazing	30%			LIFE	* *	5	\$420,800	
	Location	ı : Main Ha	Extent : Light, Area ull ed Glass With Iron					
Interior	<i>T</i>				<u>-</u>			
Floors								
Carpet	30%			2025	\$228,500	3	\$35,100	
Cast in Place Concrete	35%			LIFE	* *	5	\$89,500	
Ceramic Tile	5%			2038	* *	5	\$2,900	
Marble Panels	5%			LIFE	* *	5	\$4,400	
Quarry Tile	10%			2042	* *	5	\$8,800	
Vinyl Tile	15%		\$38,100	2034	* *	3	\$3,300	
		ded, Exteni 1 : Through	t : Moderate, Area out	Affected	: 100%			
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *	10	\$31,900	
Ceramic Tile	3%			2038	* *	5	\$2,600	
Concrete Masonry Unit				LIFE	* *	5	\$20,400	
Gypsum Board	52%			LIFE	* *	5-10	\$75,200	
Ceilings	, -					_		
AcousTileSusp.Lay-In	45%			2042	* *	5	\$26,300	
Exposed Concrete	20%			LIFE	* *	5-10	\$14,600	
Metal Panel	5%			LIFE	* *	5	\$7,300	
No Component	30% Other Obs		Extent : Light, Area	Affected	! : 0%			
	Location			-5,5 5 5 7 5 7 6 7				
	Explana	tion : Slope	ed Glass Roof - No	Ceiling				

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

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

Asset #: 2231

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	10%	2037	* *	5	\$100	
Molded Case Bkrs	90%	2037	* *	5	\$900	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	65%	2029	\$83,900	10	\$23,300	
	T-8 Lamps And Fixtures, Exten Location : 1st Floor	t : Light, Area Aff	fected : 100%			
Fluorescent	25%	2029	\$32,300	10	\$9,000	
	Compact Fluorescent Light, Ex Location: 1st Floor	tent : Light, Area	Affected: 100%			
Incandescent	10%	2029	\$48,300	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2029	\$26,900	10	\$4,700	
Exit, Service	50%	2029	\$5,400	1		
Exterior Lighting						
Incandescent	100%	2029	\$127,800	2	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$36,200	1	\$4,400	
	Other Observation, Extent : Lig		: 100%			
	Location: Hallway And Outs					
	Explanation : The Building H		illance System. De	vices Are	e Located On	
	Hallways And The Building E	xterior.				
Fire/Smoke Detection						
No Component	70%	2022	4.22 000		4-1 0-	
Generic, Digital	30%	2029	\$123,900	1-3	\$7,400	
	Other Observation, Extent : Lig	nt, Area Affected	: 100%			
	Location : Hallway					
	Explanation : Fire Alarm Dev Panel.	vices Are Connect	ed To An Adjacent	Building	g Main Control	

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source HTHW/HW	100%	2049	* *	1		

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

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

Asset #: 2231

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment Heat Exchanger, Plate & Frame	2 100%	2038	* *	1	\$19,300	
	Other Observation, Extent: Light, A	rea Affected	: 100%			
	Location: Boiler Room In Adminis	stration Build	ling			
	Explanation: Remotely Located					
Distribution (P)	1000/	2027	* *	4	Φ2 000	
Hot Wtr Piping/Pump	100%	2037	* *	4	\$2,900	
Terminal Devices Air Handler	40%	2029	\$210,000	1	\$9,700	
Convector/Radiator	50%	2029	\$210,000	1 1	\$6,300	
Fan Coil Unit/Heat	10%	2029	\$55,900	1	\$1,300	
Air Conditioning	1070	2027	Ψ33,700	1	Ψ1,500	
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Reciprocating	50%	2029	\$158,500	1	\$9,100	
Compr/Chiller						
Split Unit	40%	2034	**			
	Other Observation, Extent: Light, A	rea Affected	: 40%			
	Location: 1st Floor					
Window/Wall Unit	Explanation : 4 Units 10%	2024	\$7,800	1		
Distribution	1070	2024	\$7,800	1		
CW & CHW Wtr	50%	2039	* *	4	\$1,000	
Pipe/Pump	3070	2039		7	\$1,000	
No Component	50%					
Terminal Devices						
Air Handler/Cool/Ht	40%	2029	\$167,500	1	\$9,700	
Fan Coil - 4 Pipe	10%	2029	\$87,400	1	\$1,300	
No Component	50%					
Heat Rejection						
Air Cooled Condenser	50%	2034	* *	2	\$13,600	
Unit						
Dry Cooler	40%	2034	* *	2	\$10,900	
No Component	10%					
Ventilation						
Distribution Ductavork/Diffusors	1000/	LIDD	* *	2.5	¢24 500	
Ductwork/Diffusers Exhaust Fans	100%	LIFE		2-5	\$34,500	
Exhaust Fans Interior	50%	2029	\$66,400	2	\$600	
Roof	50%	2029	\$31,000	2	\$600 \$600	
Plumbing	3070	2023	ψ51,000		\$000	
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
		2.11 E				

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2231

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$5,700	4	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected: 10	00%			
	Location: 1st To 2nd Floor					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$19,700	
Sprinkler						
No Component	60%					
Generic	40%	2039	* *	1-2	\$4,400	
Chemical System						
No Component	98%					
Generic	2%	2024	\$500	1-3	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0012.030 / 2950 Yr Built/Renovated : 1999 /

Area Sq Ft : 4,756 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1183 Lot : 1 BIN : 3337842

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,200		\$7,000	
Interior Architecture	\$31,600			
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$1,900	\$400	\$700	\$400
Site Pavements	\$19,200			
Total	\$72,900	\$500	\$7,800	\$500
Importance Code A	\$20,500	\$200	\$7,200	\$200
Importance Code B	\$31,500	\$300	\$600	\$300
Importance Code C	\$21,000			
Total	\$72,900	\$500	\$7,800	\$500



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset #: 2950

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%		\$7,100	LIFE	* *	5	\$4,700	
		ling, Extent 1 : Through	: Light, Area Affe out	cted : 100	0%			
Metal Panel	60%	2-4	\$13,100	2049	* *	5	\$33,500	
		ling, Extent 1 : Through	: Moderate, Area out	Affected	: 100%			
Metal Coiling Doors	15%			2042	* *	5	\$14,000	
Window Wall	20%			2049	* *	5	\$22,300	
Roof							, J	
Single Ply Membrane	100%			2034	* *	10	\$10,100	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$31,100	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5-10	\$2,700	
Ceilings								
Exposed Struc: Steel	100%			LIFE	* *	10	\$14,200	
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$19,200	2042	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affect	ed : 25%			
	Location	ı : Between	Two Garage Build	lings				

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$100	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5		
	Other Observation, Extent: Light, Are	ea Affected : 1	00%			
	Location : Entrance Door					
	Explanation: Motor Starter Is Associ	ciated With Do	oor Mechanism.			
Lighting						
Interior Lighting						
HID	100%	2029	\$4,900	10	\$200	
Egress Lighting						
Exit, Battery	100%	2029	\$1,800	10	\$300	
Exterior Lighting						
HID	100%	2029	\$18,300	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN SERVICE GARAGE

Asset #: 2950

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
No Component	70%			
Generic	30%	2029 \$4,400	1 \$500	
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location : Outside			
	Explanation: The Building Is Provide	ed With Outdoor CCTV Surv	veillance System.	

Mechanical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment						
Furnace	100%	2034	* *	1	\$2,400	
	Other Observation, Ext	ent : Light, Area Affected	: 100%			
	Location: Throughou	t				
	Explanation: 6 Units					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200	
Exhaust Fans						
Roof	100%	2029	\$7,500	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2049	* *	1		
No Component	80%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$1,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 **DEPARTMENT OF CULTURAL AFFAIRS - FY 2019**

Asset Name : BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Address : 1000 WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0012.010 / 2375 Yr Built/Renovated : 1988 /

Area Sq Ft : 57,143 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 1183 Lot : 1 BIN : 3378179

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$210,700	\$290,000
Interior Architecture	\$428,100	\$77,800
Electrical		\$510,100
Mechanical		\$531,800
Total	\$638,900	\$1,409,700
Importance Code A	\$210,700	\$290,000
Importance Code B	\$382,300	\$1,119,700
Importance Code C	\$45,800	
Total	\$638,900	\$1,409,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,300		\$2,000	
Interior Architecture	\$78,000		\$58,400	\$4,300
Electrical	\$9,000	\$7,900	\$13,800	\$7,900
Mechanical	\$11,100	\$10,500	\$15,700	\$8,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$107,300	\$26,300	\$97,800	\$28,700
Importance Code A	\$4,100	\$2,800	\$4,800	\$2,800
Importance Code B	\$93,400	\$23,400	\$93,000	\$25,000
Importance Code C	\$9,800			\$900
Total	\$107,300	\$26,300	\$97,800	\$28,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls	20/			• • • •		_	0000	
Metal Coiling Doors	2%	3.7	#03 000	2042	* *	5	\$3,900	
Stucco Cement		Now	\$93,000	2042	**	5	\$19,700	
		Tumbling, Through:	Extent : Severe, A	rea Affec	cted: 40%			
			oui xtent : Moderate, A	l noa Affa	natad . 250/			
			ase Of Both Green		cteu . 2570			
XX/* . 1 XX/ 11		. At The D	use Of Boin Green		* *		¢172.200	
Window Wall Windows	73%			2049		5	\$172,200	
Aluminum	100%			2045	* *	5	\$2,500	
Roof	10070			2043		3	\$2,300	
Asphalt Macadam	15%			2034	* *	5	\$10,400	
Sloped Glazing	85%			LIFE	* *	5	\$235,500	
nterior	0070						\$255,500	
Floors								
Carpet	5%			2022	\$55,700	3	\$8,600	
Cast in Place Concrete	20%			LIFE	* *	5	\$74,800	
Ceramic Tile	3%			2038	* *	5	\$2,600	
Panel/Paver: Cer/Brk		Now	\$344,900	2045	* *	5	\$40,400	
	_	_	Extent: Moderate	, Area Ą	ffected : 20%			
	Location	: Through	out					
Slate	5%			LIFE	* *	5	\$9,100	
Vinyl Tile	25%			2034	* *	3	\$8,000	
Interior Walls								
Cast in Place Concrete		Now	\$3,800	LIFE	* *			
	_	_	Extent: Severe, A	rea Affeo	cted : 5%			
	Location	: Corridor	To Palm House					
Ceramic Tile	3%			2038	* *	5	\$1,800	
Concrete Masonry Unit	25%			LIFE	* *	5	\$11,900	
Gypsum Board	70%			LIFE	* *	5-10	\$70,800	
Ceilings								
AcousTileSusp.Lay-In		Now	\$14,100	2042	* *	5	\$8,600	
	_	_	Extent: Light, Are	ea Affect	ed : 20%			
	Location	: Through	out					
Exposed Concrete	20%			LIFE	* *	5-10	\$21,400	
Exposed Concrete	5%			LIFE	* *	5-10	\$5,300	
Gypsum Board	10%			LIFE	* *	5-10	\$29,400	
Metal Panel	5%			LIFE	* *	5	\$10,700	
No Component	40%							
			xtent : Light, Area	Affected	l:0%			
	Location							
	Explana	ion : No C	eilings - Greenhou	ses				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Electrical	Curre	nt Repair	Future Replacement		ent Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2039	**	5	\$200	
		n, Extent : Light, Area	ı Affected :	100%			
	Location : Elect		D 1 4000				
Ci4-1/ Ci4-1-11	Explanation : M	ain Service Switch Is	Katea 4000	Amperes.			
Switchgear / Switchboard Fused Disc Sw	10%		2039	* *	5		
Molded Case Bkrs	90%		2039	* *	5	\$1,400	
Raceway	9070		2039			\$1,700	
Conduit	100%		2039	* *	1		
Panelboards	10070		2000				
Molded Case Bkrs	100%		2037	* *	5	\$1,500	
Wiring						7 7	
Thermoplastic	100%		2039	* *	1		
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$400	
Ground							
Grounding Devices							
Not Accessible	100%						
Stand-by Power							
Transfer Switches	1000/		2024	* *		Ф1 7 (00	
Automatic	100%		2034	* *	1	\$17,600	
Generators	100%		2032	* *	1	¢22 100	
Diesel		n, Extent : Light, Area			1	\$22,100	
	Location : Gene	_	і Ајјесіеи .	100/0			
		ameplate Ratings 100	Kilowatt.				
Batteries	2. optomerron i 1.	umeptate Harmigs 100	11110 // 61111				
Lead/Acid	100%		2022	\$1,500	5	\$2,100	
Fuel Storage				*)		, , , , ,	
Day Tank	50%		2037	* *	5	\$5,300	
•	Other Observation	n, Extent : Light, Area	a Affected :	100%			
	Location : Gene	rator Room					
	Explanation: 75	5 Gallon Capacity					
Main Tank	50%		2044	* *	5	\$800	
		n, Extent : Light, Area	ı Affected :	100%			
	Location : Unde	-					
	Explanation: 50	00 Gallon Capacity					
Lighting							

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Electrical	Current Repair	Future F	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	30%	2029	\$56,600	10	\$15,700		
	T-8 Lamps And Fixtures, Extent : Location : Basement	Light, Area Affect	ted : 100%				
Fluorescent	10%	2029	\$18,900	10	\$5,200		
	T-12 Lamps And Fixtures, Extent Location : Garage	: Moderate, Area	Affected: 100%	ó			
Fluorescent	10%	2029	\$18,900	10	\$5,200		
	Compact Fluorescent Light, Extent Location : 1st Floor	nt : Moderate, Are	ea Affected : 100	0%			
HID	20%	2029		10	\$400		
Incandescent	30%	2029	\$212,100	2	\$400		
	Other Observation, Extent: Light Location: 1st Floor Explanation: Incandescent Fixt			·S.			
Egress Lighting	1		31				
Exit, Service	100%	2024	\$15,700	1			
Exterior Lighting							
Fluorescent	50%	2029	\$93,500	10	\$2,600		
	Compact Fluorescent Light, Exter Location: Outside	nt : Light, Area Af	fected : 100%				
HID	50%	2024	\$110,100	10	\$100		
Alarm							
Security System							
No Component	70%						
Generic	30%	2034	* *	1	\$6,400		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Hallways			_			
	Explanation : The Hall Ways Ar	e Covered By A C	CCTV Surveillan	ce Syster	n.		
Fire/Smoke Detection	100%	2027	* *	1.2	#25.20 0		
Generic, Digital		2037		1-3	\$35,200		
	Other Observation, Extent : Light Location : Throughout The Buil		10070				
	Explanation: The Fire Alarm S Pull Station And Horns.	-	: Strobe Lights,	Smoke D	etectors, Manual		

Mechanical	Current F	Repair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source HTHW/HW	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2375

Mechanical	Cu	rrent Repair	Future Replacement		М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Heat Exchanger, Plate & Frame	100%		2032	* *	1	\$28,300	
2 2 3 3 2 2 3	Other Observa	tion, Extent : Light, Area	Affected	! : 100%			
	Location: Bo	iler Room In Administra	tion Buil	ding			
	Explanation :	Hot Water Comes From	Adjacen	t Building			
Distribution Hot Wtr Piping/Pump	100%		2037	* *	4	\$4,200	
Terminal Devices	400/			at. at.		0 = 400	
Convector/Radiator	40%		2034	**	1	\$7,400	
Fan Coil Unit/Heat	30%		2029	\$245,400	1	\$5,500	
Unit Heater - Steam	30%		2029	\$58,600	4	\$2,400	
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		
Conversion Equipment	10070		2037				
Reciprocating Compr/Chiller	25%		2029	\$115,900	1	\$6,600	
compil cimie.	R-22 Refrigera Location : Co	nt, Extent : Light, Area A ourt Yard	Affected :	25%			
Window/Wall Unit	10%		2024	\$11,400	1		
No Component	65%			. ,			
Distribution							
CW & CHW Wtr	25%		2039	* *	4	\$700	
Pipe/Pump							
No Component	75%						
Terminal Devices							
Fan Coil - 4 Pipe	25%		2029	\$111,900	1	\$4,600	
No Component	75%						
Heat Rejection Air Cooled Condenser	25%		2029	\$9,600	2	\$10,000	
Unit							
No Component	75%						
Ventilation							
Distribution	250/		LIDD	* *	2.5	¢12 (00	
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$12,600	
No Component	75%						
Exhaust Fans Wall Unit	50%		2024	\$9,700	2	\$900	
No Component	50% 50%		ZUZ4	\$9,700	7	\$900	
Plumbing	3070						
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Sanitary Piping					•		
Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN BOTANIC GARDEN STEINHARDT CONSERVATORY

Asset #: 2375

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Pool Filter/Treatment						
Sand	100%	2034	* *	4	\$14,200	
	Other Observation, Extent: Light, A	rea Affected : 100%	ó			
	Location: Basement					
	Explanation: For Pond Use					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
•	Other Observation, Extent: Light, A	rea Affected : 100%	ó			
	Location: Basement To 1st Floor					
	Explanation: Two Freight Hoists					
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$28,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN BOTANIC GARDEN VISITOR CENTER

Address : 1000 WASHINGTON AVE @ PRESIDENT ST.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0012.040 / 14730 Yr Built/Renovated : 2012 /

Area Sq Ft : 21,290 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1183 Lot : 1 BIN : 3337842

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$81,800	\$81,800
Interior Architecture	\$52,300	\$52,300
Total	\$134,100	\$134,100
Importance Code A	\$81,800	\$81,800
Importance Code B	\$52,300	\$52,300
Total	\$134,100	\$134,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,200	\$15,600		
Interior Architecture	\$103,500	\$5,300	\$2,300	
Electrical	\$2,200	\$1,600	\$2,100	\$1,600
Mechanical	\$10,000	\$7,200	\$4,500	\$7,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$154,700	\$37,500	\$16,800	\$16,900
Importance Code A	\$31,700	\$16,800	\$500	\$1,200
Importance Code B	\$76,700	\$20,700	\$15,100	\$15,700
	\$70,700	\$20,700	\$15,100	\$13,700
Importance Code C	\$46,300	\$20,700	\$1,100	\$13,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Architecture		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	10%		LIFE	* *	5	\$62,300	
Stucco Cement	20%		2046	* *	5	\$31,200	
Window Wall	70%		2055	* *	5	\$163,600	
Windows							
Metal Louvers	20%		2042	* *	10		
No Component	80%						
Roof			• • • •			.	
Metal Panel	20%		2046	* *	10	\$15,400	
Single Ply Membrane	80%		2037	* *	10	\$33,500	
		ervation, Extent : Light, Area	ı Affected	: 100%			
		: Throughout					
-	Explana	tion : Green Roof With Planti	ngs				
Soffits	1000/				_		
Cast in Place Concrete	100%		LIFE	* *	5		
Interior							
Floors	5.50 /			ماد ماد	_	#104.600	
Cast in Place Concrete	75%		LIFE	* *	5	\$104,600	
Mosaic Tile	3%		2046	**	5	\$2,400	
Quarry Tile	7%		2046	* *	5	\$3,300	
Sheet Vinyl/Rubber	5%		2037	* *	5	\$2,400	
Wood	10%		2064	* *	5	\$6,000	
Interior Walls	20/		LIDE	***	1.0	Φ2 200	
Cast in Place Concrete	2%		LIFE	* *	10	\$2,200	
Ceramic Tile	5%		2042	* *	5	\$2,200	
Concrete Masonry Unit	33%		LIFE	* *	5	\$11,900	
Fiberglass Panel	10%		LIFE	* *	10	\$1,100	
Glass: Single Pane	5%		LIFE		5	\$3,400	
Gypsum Board	35%		LIFE	* *	5-10	\$26,800	
Wood	10%		LIFE	* *	5	\$36,000	
Ceilings	1.50/		2046	* *	-	#4.000	
AcousTileSusp.Lay-In	15%		2046	~ * • •	5	\$4,800	
Exposed Struc: Steel	35%		LIFE	* *	10	\$22,300	
Gypsum Board	50%		LIFE	<i>~</i> ^	5-10	\$54,800	
Site Enclosure							
Fence/Gates	1000/		2072	* *			
Iron Picket	100%		2073	<i>~</i> ^			
Site Pavements							
On-Site Walkways Cast in Place Concrete	1000/		2046	* *			
Cast in Place Concrete	100%		2046	r *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Electrical	Current Repair Future Replacement			re Replacement	ent Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%		2049	* *	5	\$100			
		ervation, Extent : Light, Area	ı Affected	l : 100%					
		: Electrical Room							
-	Explanai	ion : Main Service Switch Ra	ited At 20	000 Amperes.					
Transformers	1000/		20.42	* *	-	#100			
Dry Type	100%	amandan Entant Links Aman	2042		5	\$100			
		ervation, Extent : Light, Area	i Affectea	1:100%					
	Location: Basement Explanation: The Observed Transformer Is Rated At 30 Kilovolt, 208/120 Volts.								
G ': 1 / G ': 11 1	Explanai	ion : The Observed Transfor	mer Is Ra	itea At 30 Kilovolt,	208/120	Volts.			
Switchgear / Switchboard	1000/		2040	* *	5	¢100			
Fused Disc Sw	100%		2049		5	\$100			
Raceway	1000/		2040	* *	1				
Conduit	100%		2049		1				
Panelboards	200/		2045	* *	_	¢100			
Fused Disc Sw	30%		2045	* *	5 5	\$100			
Molded Case Bkrs	70%		2045		3	\$400			
Wiring	100%		2049	* *	1				
Thermoplastic Motor Controllers	10070		2049		1				
	100/		2042	* *	5				
Locally Mounted	10%		2042	* *	3				
Variable Frequency Drive	90%		2042						
Ground									
Grounding Devices									
Generic Generic	100%		LIFE	* *	5	\$600			
Lighting	10070		LII L			φοσο			
Interior Lighting									
Fluorescent	20%		2034	* *	10	\$3,900			
11001000		And Fixtures, Extent: Light		fected : 100%	10	42,500			
	_	: Basement							
Fluorescent	20%		2034	* *	10	\$3,900			
Tuorescent		Fluorescent Light, Extent : Li		Affected · 100%	10	Ψ3,700			
	-	: Hallways	5111, 111 Cu	rijjeeied : 10070					
I	60%		2034	* *	2	\$300			
Incandescent		ervation, Extent : Light, Arec			Z	\$300			
		: 1st Floor	і Аујестей	1. 100/0					
		ion : Halogen Lamps							
Egress Lighting	Елриана	ion . Huiogen Lumps							
Emergency, Battery	50%		2034	* *	10	\$2,600			
Exit, LED	50%		2057	**	10	\$2,000			
Exterior Lighting	3070		2037	•	1				
HID	100%		2034	* *	10	\$100			
11110	10070		2034	·	10	\$100			

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Electrical	Current I	Repair Futu	re Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	50%					
Generic	50%	2034	* *	1	\$4,000	
	Other Observation, E	Extent : Light, Area Affected	l : 100%			
	Location : Hallway	s, Galleries, Outside				
	Explanation : The I	Building Has CCTV Surveil	lance System.			
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$13,100	
_	Other Observation, E	Extent : Light, Area Affectea	l : 100%			
	Location: Through	out The Building				
	Explanation : The I Horns, Smoke Dete	Fire Alarm System Is Compe ctors	osed Of: Strobe Lig	ghts, Mar	nual Pull Stations,	

Current Repair		Futur	e Replacement	M		
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
50%			* *	1		
50%		2055	* *	1		
50%		2033	* *	2	\$3,300	
50%		2046	* *	1	\$5,300	
Other Obs	ervation, Extent : Light, Area	Affected	! : 50%			
Location	: Basement					
Explanat	ion: 2 Units					
50%		2051	* *	4	\$500	
50%						
50%		2037	* *	1	\$6,600	
50%		2034	* *	1	\$3,400	
100%		2051	* *	1		
100%		2033	* *	2	\$1,300	
R-134a Re	frigerant, Extent : Light, Area	Affecte	d: 100%			
Location	: Basement					
100%		2037	* *	1	\$6,900	
100%		2037	* *	2	\$14,800	
					. ,	
	50% 50% 50% 50% Cother Obs Location Explanat 50% 50% 100% 100% R-134a Re Location 100%	% of Fail Date Estimated Cost Total (Years) 50% 50% 50% Other Observation, Extent: Light, Area Location: Basement Explanation: 2 Units 50% 50% 50% 100% 100% R-134a Refrigerant, Extent: Light, Area Location: Basement 100%	% of Total Fail Date (Years) Estimated Cost (Year FY) Year FY 50% 2055 2055 50% 2033 2046 Other Observation, Extent : Light, Area Affected Location : Basement Explanation : 2 Units 2051 50% 2037 50% 2034 100% 2051 100% 2033 R-134a Refrigerant, Extent : Light, Area Affected Location : Basement 2037 100% 2037	% of Total (Years) Year Estimated Cost FY	% of Total Fail Date (Years) Estimated Cost FY Cycle (Yrs) 50% 2055 ** 1 50% 2055 ** 1 50% 2033 ** 2 50% 2046 ** 1 Other Observation, Extent : Light, Area Affected : 50% Location : Basement Explanation : 2 Units 50% 2037 ** 4 50% 2034 ** 1 100% 2034 ** 1 100% 2033 ** 2 R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Basement 100% 2037 ** 1	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14730

Mechanical	Current Repair	Future	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation Ventilation								
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$18,800			
Exhaust Fans	1000/	•••	* *		4-00			
Interior	100%	2037	* *	2	\$700			
Plumbing								
H/C Water Piping	100%	2055	* *	1				
Brass/Copper Water Heater	100%	2033		1				
Gas Fired	100%	2028	\$12,400	2	\$300			
Gas Filed	Other Observation, Extent : Light		·	2	\$300			
	Location: Basement							
	Explanation: 2 Units At 120 Ga	ullons						
Sanitary Piping	Explanation . 2 Ontis III 120 Ge	illoris						
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Submersible	100%	2024	\$700	4	\$700			
Backflow Preventer								
Generic	100%	2037	* *	1	\$1,300			
Fixtures								
Generic	100%							
ertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light		: 100%					
	Location: Basement To 1st Floo	or						
	Explanation: 2 Units							
ire Suppression								
Sprinkler	1000/	2055	* *	1.0	Φ.C. 0.0.0			
Generic	100%	2055	* *	1-2	\$6,000			
Chemical System	000/							
No Component Generic	98% 2%	2028	\$500	1-3	\$100			
Generic	۷%	2028	\$300	1-3	\$100			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN CHILDREN'S MUSEUM
Address : 145 BROOKLYN AVE @ST. MARKS AVE.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 103,287 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1229 Lot : 1 BIN : 3031049

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$243,800	\$110,700
Interior Architecture		\$122,000
Electrical	\$61,600	
Mechanical	\$45,700	\$2,159,900
Total	\$351,100	\$2,392,600
Importance Code A	\$289,500	\$110,700
Importance Code B	\$61,600	\$2,159,900
Importance Code C		\$122,000
Total	\$351,100	\$2,392,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,500		\$21,000	\$5,500
Interior Architecture	\$3,200	\$30,900	\$5,800	\$27,100
Electrical	\$16,800	\$31,900	\$15,700	\$14,400
Mechanical	\$39,800	\$21,700	\$90,800	\$23,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,200	\$88,500	\$137,300	\$74,700
Importance Code A	\$18,500	\$5,100	\$26,300	\$10,600
Importance Code B	\$61,700	\$83,400	\$110,900	\$64,100
Importance Code C				
Total	\$80,200	\$88,500	\$137,300	\$74,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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	\$108,600	2046	* *				
	_		d, Extent : Light, A ansion Joints	rea Affe	cted : 10%				
Window Wall	10%			2052	* *	5	\$41,500		
Windows									
Aluminum		Now	\$6,500	2042	* *	5	\$3,800		
		_	ents, Extent : Ligh	-	· -				
	Location	: Broken V	Vindow By Stair At	2nd Flo	or				
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	\$3,900	2052	* *	5	\$2,500		
			d, Extent : Light, A ansion Joints	rea Affe	cted : 15%				
		_	Extent : Light, Area	Affactad	. 100%				
		: New Ada	=	Ајјестеи	. 100/0				
		ion : Mosa							
M-4-1 D1		ion . Mosa	ic Tites.	2052	* *		\$400		
Metal Panel Stucco Cement	3% 5%			2052 2039	* *	5 5	\$400 \$500		
Roof	370			2039		3	\$300		
IRMA/Protected Membrane	35%			2031	* *	10	\$43,800		
	Recent Re	pair Evider	it, Extent : Light, A	rea Affe	cted : 20%				
	-		Courtyard Membi						
	•	_	Extent : Light, Arec Paver Replaceme		d : 10%				
Panel/Paver: Cer/Brk	50%	2-4	\$36,100	2046	* *				
			: Moderate, Area A Tile Roof Expansion		: 20%				
Single Ply Membrane	15%	4+	\$6,100	2031	* *				
	Ponding, I		ht, Area Affected :						
iterior		- 1 1	-						
Floors									
Carpet	40%			2027	\$805,600	3	\$92,800		
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Architecture	Current Repair Future Replace		re Replacement	ent 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+	\$3,200	LIFE	* *	5	\$19,300	
• •	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 1%			
	Location	: 2nd Floo	or Library By Roof	Тор Сои	ırtyard Window			
			xtent : Light, Area					
			or Library By Roof					

Electrical	Current Rep	pair Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5	\$400	
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location : Main Electr	rical Room				
	Explanation: 4000 An	aperes 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						

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Electrical	Current Re	epair Fu	Future Replacement			Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye		imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power								
Transfer Switches								
Automatic	100%	203	39	* *	1	\$31,800		
Generators								
Diesel	100%	203		* *	1	\$40,000		
	Other Observation, Ext		ted : 10	0%				
	Location : Outside Th	_						
=	Explanation: 250kw	Generator						
Batteries	1000/	20	10	#1.500	_	#2 000		
Lead/Acid	100%	202	20	\$1,500	5	\$3,800		
Fuel Storage	1000/	20	- 4	* *	~	#2 000		
Main Tank	100%	20:	54	* *	5	\$3,000		
Lighting								
Interior Lighting Fluorescent	65%	203) 1	* *	10	¢(1,(00		
HID	35%	20.		* *	10	\$61,600 \$1,200		
Egress Lighting	3370	20.) 1		10	\$1,200		
Emergency, Battery	50%	203	2 1	* *	10	\$12,500		
Exit, LED	50%	20.		* *	10	\$12,300		
Exterior Lighting	3070	20.) -		1			
Fluorescent	50%	203	R 1	* *	10	\$4,700		
Tidorescent	Compact Fluorescent L Location : Exterior Sc	Light, Extent : Light, A		cted : 100%	10	ψ+,700		
HID	50%	20:	31	* *	10	\$200		
Alarm								
Security System								
No Component	90%							
Generic	10%	203	31	* *	1	\$3,900		
	Other Observation, Ext							
	Location: Entrances							
	Explanation: CCTV	System						
Fire/Smoke Detection								
Generic, Digital	100%	203	31	* *	1-3	\$63,600		

Mechanical	Current Ro	epair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	20%	2036	* *	1		
Natural Gas	80%	2036	* *	1		
	Other Observation, Ex	tent : Light, Area Affected	! : 20%			
	Location : Undergro	und Wells				
	Explanation: Geothe	ermal Wells Installed				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN CHILDREN'S MUSEUM

Asset #: 2601

Mechanical	Current Repair		Future	Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimate (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2031	* *	1	\$10,200	
		ervation, Extent :	Light, Area	Affected	: 100%			
		: Vav Boxes	a					
	•	tion : Electric Re-h	neat Coils					
Heat Exchanger, Plate of Frame	& 20%			2035	* *	1	\$10,200	
	Other Obs	ervation, Extent : 1	Light, Area	Affected	: 100%			
	Location	: Boiler Room						
	Explana	tion : Geothermal l	Heat/ Coolir	ıg				
Hot Water Boiler	60%	2-4	\$45,700	2031	* *	1	\$27,600	
		Extent : Moderate		ted : 20%	%		·	
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$28,800	
Hot Wtr Piping/Pump	50%			2042	* *	4	\$2,500	
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 -	100%			2027	\$2,099,700	2	\$6,300	
Heating/Cooling								
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	\$60,200	2	\$1,500	
		ervation, Extent : 1	Light, Area	Affected	: 100%			
		: Basement	**					
	Explana	tion : 150 - Gallon	Unit					
Sanitary Piping	1000/			TIEE	* *			
Cast Iron	100%			LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2601

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2026	\$15,100	4	\$2,200	
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$4,100	
Backflow Preventer						
Generic	100%	2031	* *	1	\$6,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected : 10	0%			
	Location: 1st To 2nd Floor					
	Explanation: 3 Units					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$28,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Address : 200 EASTERN PKWY. @WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 237,036 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,5

Block : 1183 Lot : 26 BIN : 3029667

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$720,100	\$405,000
Interior Architecture	\$1,475,900	\$845,900
Electrical	\$87,000	\$3,523,500
Mechanical	\$1,914,900	\$1,767,500
Total	\$4,197,900	\$6,541,900
Importance Code A	\$720,100	\$405,000
Importance Code B	\$2,418,000	\$5,592,500
Importance Code C	\$1,059,800	\$544,400
Total	\$4,197,900	\$6,541,900

Total	\$354,100	\$65,000	\$282,300	\$76,500
Importance Code C	\$62,500	•	,	
Importance Code B	\$188,000	\$65,000	\$226,400	\$76,500
Importance Code A	\$103,600		\$55,900	
Total	\$354,100	\$65,000	\$282,300	\$76,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Site Pavements	\$35,700			
Site Enclosure	\$14,800			
Mechanical	\$93,400	\$34,800	\$101,000	\$37,400
Electrical	\$20,200	\$18,400	\$23,200	\$20,500
Interior Architecture	\$74,400		\$90,200	\$6,800
Exterior Architecture	\$103,600		\$55,900	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset #: 4119

chitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Spandre Water Penetration, E Location: Spandre	ls At West Facade Extent : Moderate, A		-	5	\$24,300		
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$151,900		
	Other Observation, E Location: Building Explanation: Cast	Addition J		! : 100%				
Masonry: Brick	15% Now Horizontal Cracks, E Location: Section of Jnt Mortar Miss/Eroc Location: Section of Spalling, Extent: Mo Location: Section of Water Penetration, E Location: Stair D A	G West Facade d, Extent : Light, Al C South Facade An derate, Area Affect C South Façade Extent : Severe, Area	rea Affec d Section ted : 25%	rted : 25% n G West Facade 6	5	\$14,600		
Masanny Chanita	5%	n seemon e	LIFE	* *		\$7,300		
Masonry: Granite	40%		LIFE	* *	5			
Masonry: Limestone				* *	5	\$58,300		
Pre-Cast Concrete	10%		LIFE	* *	5	\$63,200		
Window Wall Windows	15%		2049		5	\$54,700		
Aluminum	35%		2045	* *	5	\$1,200		
Aluminum	5% Now	\$7,700	2054	* *	5	\$100		
	Hardware Missing, E Location: Stair D A Caulking Deteriorate Location: Stair D A Water Penetration, E Location: Stair D A	Extent : Moderate, A At Section C cd, Extent : Severe, At Section C Extent : Severe, Area	Area Affe Area Aff	fected : 50%	-	\$100		
Metal Clad	40%		2037	* *	5	\$8,300		
Wood	20% Now Thermally Inefficient Location: West Fac Split/Cracked, Extent Location: West Fac Water Penetration, E	cade t : Moderate, Area . cade Extent : Moderate, A	2054 e, Area A Affected	: 35%	5	\$3,300		
Doranata	Location : West Fac	саае						
Parapets Masoney Briok	25%		LIEE	* *	5 10	¢12 000		
Masonry: Limestone	25% 55%		LIFE LIFE	* *	5-10 5-10	\$12,000 \$46,900		
Masonry: Limestone Metal Rail	33% 20%		2042	* *	5-10 5-10	\$46,900		
IVICIAI IXAII	∠U / 0		∠∪+∠	•	2-10	\$45,500		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 BROOKLYN MUSEUM MAIN WINGS C, D, E, F, G, AND J

Asset #: 4119

Architecture	Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	5%		2034	* *	10	¢5 400	
Built-Up (BUR) IRMA/Protected Membrane	15%		2034	* *	10 10	\$5,400 \$16,100	
		ck Ballast, Extent : Lig 1 : Over Front Entranc	,	ed : 100%			
	Other Ob.	servation, Extent : Light: onumber : Over Front Entrance onumber : Over Front Entrance	ht, Area Affected	l : 100%			
		tion : This Roof Is Des		ican Hydrotech			
Metal Panel	15%		2042	**	10	\$29,500	
Paver: Asphalt	22%		2032	* *	10	\$35,400	
raver. Aspiran		servation, Extent : Ligh		1 : 100%	10	Ψ33,400	
		n : Sections C And G	ii, iii ca rijjecica	. 100/0			
	Explana	tion : Modified Membr	ane Under Con	crete Pavers			
Plaza Roof: Stone Panel			3,600 2039	**			
i iaza Rooi. Stolle i allei		now \$70 netration, Extent : Ligh	*	1 · 15%			
		ı : Over Dome At Secti		. 1570			
		servation, Extent : Mod		octod · 10%			
		ı : Over Dome At Secti		:стей . 10/0			
		tion : Cracks, Caulkin					
Cl-1'.14 M.4.1/Cl	5%			* *	10	¢17.000	
Skylight, Metal/Glass	23%		2049 LIFE	* *	10 5	\$17,900 \$658,100	
Sloped Glazing Soffits	2370		LIFE		3	\$036,100	
Metal Panel	30%		2049	* *	5-10	\$16,400	
Stucco Cement	70%		2049	* *	3-10 5	\$13,900	
nterior	7070		2042		3	\$13,900	
Floors							
Carpet	10%		2028	\$384,700	3	\$40,600	
Cast in Place Concrete	15%		LIFE	**	5	\$177,700	
Ceramic Tile	5%		2038	* *	5	\$13,500	
Marble Panels	5%		LIFE	* *	5	\$20,300	
Quarry Tile	5%		2042	* *	5	\$20,300	
Terrazzo	20%		LIFE	* *	5	\$84,600	
Vinyl Tile	20%		2034	* *	3	\$20,300	
Wood	20%		2057	* *	5	\$101,600	
Interior Walls	2070		2037			\$101,000	
Ceramic Tile	5%		2038	* *	5	\$75,400	
Concrete Masonry Unit	5%		LIFE	* *	5	\$60,300	
Gypsum Board	25%		LIFE	* *	5-10	\$640,900	
Masonry: Brick	3%		LIFE	* *	10	\$13,600	
Plaster	57%		LIFE	* *	5-10	\$730,600	
Plaster			4,700 LIFE	* *	5-10	\$22,600	
1 105101		Crumbling, Extent: Se	•		3	\$22,000	
	_	crumbung, Extent . Se ı : Stair D At Section (a 25/0			
		i : Sidir D'Ai Section C netration, Extent : Seve		od · 25%			
		ı : Stair D At Section (w. 25/0			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Architecture	Current Repair		Futur	e Replacement	N			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	1.50/			20.42	* *		Φ.5.1. 2.0.0	
AcousTileConcealSpLn	15%			2042	* *	5	\$51,200	
AcousTileSusp.Lay-In Glass: Susp Panels	25% 10%			2042 LIFE	* *	5	\$68,300 \$20,500	
Glass. Susp Fallels Gypsum Board	20%			LIFE	* *	10	\$187,800	
Plaster		Now	\$39,900	LIFE	* *	5-10	\$8,500	
1 luster			Extent : Severe, A		cted : 25%	3	Ψ0,500	
	_	_	C, Main Stair Tov					
		_	xtent : Severe, Are					
	Location	: Building	C, Main Stair Tov	ver South	Side And Dome			
Plaster	25%			LIFE	* *	5-10	\$117,400	
Site Enclosure								
Fence/Gates	900/			2064	* *			
Iron Picket	80%			2064	* *			
Masonry: Fieldstone	20%	muation E	rtant Light Ange	2049				
			xtent : Light, Ared ton Avenue	і Ајјестеа	1: 100%			
			ion Avenue Is Actually A Gran	ita Fanca	Rase			
Free Standing Walls	Блринин	011. 111151	s remaily ri Gran	ne i ence	Buse			
Cast in Place Concrete	40%			2064	* *	:		
Masonry: Fieldstone	60%	4+	\$14,600	2049	* *	:		
·		Trumbling, : Front En	Extent: Moderate	e, Area Ą	ffected : 15%			
		ervation, E : Front En	xtent : Light, Area try Area	ı Affected	!: 100%			
	Explanati	on : This I	s Actually Granite	Clad W	alls			
Retaining Walls								
Cast in Place Concrete	50%			2064	* *			
Masonry: Fieldstone	50%	Now	\$200	2049	* *	:		
			l, Extent : Light, A	rea Affec	eted : 20%			
		: Front En	-	A CC .	1.000/			
			Extent : Light, Area	i Affectea	2:100%			
		: Front En	ary Area Is Actually A Gran	ita Clad	Wall			
Site Pavements	Ехріанан	on . This I	s Actually A Gran	ne Ciaa	wan			
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$31,600	2034	* *	:		
	_	_	Extent : Light, Ar ton Avenue Side	ea Affect	ed : 2%			
On-Site Walkways								
Cast in Place Concrete	_	_	\$4,100 Extent : Light, Ar Area Sidewalk Isla		* * ed : 2%	:		
Pavers/Stone	10%			2032	* *	:		
Parking/Driveway Asphalt	100%			2032	* *	:		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements Activity Yard							
Cast in Place Concrete	100%		2034	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers								
Dry Type	100%			2042	* *	5	\$900	
			Extent : Light, Area	Affected	: 100%			
		: Electrica						
	Explana	ion : Two	750 Kilovolt Ampe	re, 480/2	08/120 Volts			
Switchgear / Switchboard	200/			20.40	at. at.	_	#200	
Fused Disc Sw	20%	2.4	фо д 000	2049	* *	5	\$200	
Molded Case Bkrs	80%	2-4	\$87,000	2059	**	5	\$2,500	
		ea Life, Ex : Electrica	tent : Moderate, A al Room	rea Affec	ted : 100%			
Raceway	Locuiton	. Licerie	1.00111					
Conduit	70%			2029	\$87,700	1		
Conduit	30%			2049	**	1		
Panelboards	3070			2017				
Molded Case Bkrs	70%			2028	\$104,800	5	\$4,400	
Molded Case Bkrs	30%			2045	**	5	\$1,900	
Wiring							4-,,,,,,,	
Thermoplastic	50%			2049	* *	1		
Thermoplastic	50%			2039	* *	1		
Motor Controllers								
Locally Mounted	30%			2027	\$391,600	5	\$500	
Motor Control Center	60%			2042	* *	5	\$3,900	
Variable Frequency	10%			2042	* *			
Drive								
Stand-by Power								
Transfer Switches								
Automatic	80%			2034	* *	1	\$58,300	
Automatic	20%			2042	* *	1	\$14,600	
Lighting								
Interior Lighting								
Fluorescent	2%	71		2037	**	10	\$4,300	
	•		t Light, Extent : Lig	ght, Area	Affected: 100%			
		: Hallway	S					
Fluorescent	6%			2037	* *	10	\$13,000	
	_		res, Extent : Light,	Area Af	fected : 100%			
	Location	: Offices						
Incandescent	90%			2024	\$2,878,400	2	\$4,700	
LED	2%			2034	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Electrical		Current Repair	Futu	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	47%		2029	\$61,000	1		
Emergency, Battery	3%		2029	\$10,700	10	\$1,700	
Exit, LED	5%		2057	* *	1		
Exit, Service	45%		2029	\$32,000	1		
Exterior Lighting							
HID	15%		2034	* *	10	\$100	
No Component	85%						
Alarm							
Security System							
No Component	20%						
Generic	80%		2034	* *	1	\$70,800	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Inside And Outside The Bu	ilding				
	Explanat	ion : CCTV Surveillance Car	neras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2037	* *	1-3	\$43,800	
_	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout The Building					
	Explanat	ion : Strobe Lights, Manual I	Pull Stati	on And Smoke Det	ectors		

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Plant Campus Steam / PRV	100%	2039	* *	1		
	Other Observation, Extent : Light, A	Area Affected : 1	100%			
	Location : Throughout					
	Explanation: From Wing H					
Conversion Equipment						
Heat Exchanger, Shell &	10%	2038	* *			
Tube						
No Component	90%					
Distribution						
Hot Wtr Piping/Pump	10%	2037	* *	4	\$1,800	
Central Plant Steam	90%	2039	* *	4	\$10,500	
Piping/Pmp						
Terminal Devices						
Air Handler	70%	2029	\$243,200	1	\$102,600	
Convector/Radiator	30%	2034	* *	1	\$23,000	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Mechanical	Curren	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	60%		2037	* *	1			
No Component	40%							
		Extent: Light, Area	Affected	: 0%				
	Location:							
	Explanation : Chi	lled Water From Wi	ng H					
Conversion Equipment Ext Pkg Unit - Heating/Cooling	60% 2-4	\$1,856,200	2039	* *	2	\$7,000		
	R-22 Refrigerant, E Location : 4 Pack	Extent : Light, Area A age Units, Roof	Affected :	60%				
No Component	40%							
	Other Observation,	Extent: Light, Area	Affected	: 0%				
	Location:							
	Explanation: Chi	lled Water Is From	Wing H					
Distribution								
CW & CHW Wtr	40%		2039	* *	4	\$4,700		
Pipe/Pump	600/			de de		****		
Ductwork/Diffusers	60%		LIFE	* *	2	\$231,300		
Terminal Devices	4007		2020	Φ.C.C. 100		Φ 5 0.600		
Air Handler/Cool/Ht	40%		2029	\$665,100	1	\$58,600		
No Component	60%							
Ventilation								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$200.200		
Exhaust Fans	10070		LIFE		2-3	\$209,300		
Exhaust Fans Interior	70%		2029	\$615,400	2	\$5,100		
Roof	30%		2029	\$123,100	2 2	\$2,200		
Plumbing	3070		2029	\$123,100		\$2,200		
H/C Water Piping								
Brass/Copper	100%		2039	* *	1			
Sanitary Piping	10070		2037		-			
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LII L					
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Submersible	100%		2022	\$8,400	4	\$7,500		
Backflow Preventer	/			Ψο,οο	-	<i>\$1,200</i>		
Generic	100%		2034	* *	1	\$14,500		
Fixtures					-			
Generic	100%							
Vertical Transport								

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4119

Mechanical	Current Repair	Future R	Future Replacement Maint		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	40%	LIFE	* *			
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%			
	Location: Basement To 2nd Floor					
	Explanation: 1 Unit Wing C					
No Component	60%					
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$119,500	
Sprinkler						
No Component	55%					
Generic	45%	2039	* *	1-2	\$29,900	
Chemical System						
No Component	95%					
Generic	5%	2024	\$1,500	1-3	\$200	
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%			
	Location: 2 Kitchens					
	Explanation: Kitchen Hoods					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 402

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN MUSEUM WEST WINGS A AND B
Address : 200 EASTERN PKWY. @WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 67,980 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 5

Block : 1183 Lot : 26 BIN : 3029667

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$697,500	\$562,600
Interior Architecture	\$271,600	\$65,200
Electrical		\$1,051,900
Mechanical	\$398,600	\$1,046,900
Total	\$1,367,700	\$2,726,600
Importance Code A	\$697,500	\$562,600
Importance Code B	\$555,100	\$2,164,000
Importance Code C	\$115,000	
Total	\$1,367,700	\$2,726,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,500		\$32,200	
Interior Architecture	\$4,700		\$70,100	\$3,000
Electrical	\$12,000	\$5,300	\$6,100	\$6,000
Mechanical	\$29,300	\$13,500	\$15,800	\$15,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$90,300	\$24,700	\$130,200	\$30,500
Importance Code A	\$38,500		\$32,200	
Importance Code B	\$51,800	\$24,700	\$97,900	\$30,500
Importance Code C				
Total	\$90,300	\$24,700	\$130,200	\$30,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls			* ** -**			_		
Masonry: Brick	40%	4+	\$62,700	LIFE	**	5	\$37,400	
			l, Extent : Moderat	te, Area A	Affected: 30%			
		_	out South Facade	A CC 4 - 1	. 500/			
			: Moderate, Area . out South Facade	Ајјестеа	: 30%			
Masonry: Limestone	55%			LIFE	* *	5	\$77,000	
Metal Panel	5%			2039	* *	5-10	\$32,100	
Windows	370			2037		3 10	ψ32,100	
Metal Clad	100%			2037	* *	5	\$161,500	
Parapets							+	
Masonry: Brick	40%			LIFE	* *	5-10	\$13,500	
Masonry: Limestone	50%			LIFE	* *	5-10	\$30,100	
Metal Rail	10%			2042	* *	5-10	\$8,900	
Roof								
IRMA/Protected	10%			2034	* *	10	\$7,300	
Membrane								
Metal Panel	20%			2042	* *	10	\$26,800	
			xtent : Light, Area					
			of Section Between					
	-		er Membrane Over					
Plaza Roof: Stone Pane		Now	\$53,600	2039	* *			
			xtent : Moderate, A	Area Affe	cted : 10%			
		: Ziggurat	16.1		1 150/			
			xtent : Moderate, 1	Area Affe	ected : 15%			
		: Ziggurat						
~		ion : Craci	king, Sealant Failu			1.0	0.00	
Single Ply Membrane	5%	3.7	0120 100	2029	\$64,500 * *	10	\$3,700	
Skylight, Metal/Glass		Now	\$120,400	2049				
		_	ings, Extent : Mod		ea Affected : 15%			
			ection With Ziggur xtent : Moderate, A		atad . 100/			
			xieni . Moderdie, F ection Of Ziggurat					
Cl. 1: 1, M, 1/Cl		. At Inters	ection Of Ziggurui		**	1.0	\$24.400	
Skylight, Metal/Glass	10%			2049	* *	10	\$24,400	
Sloped Glazing	35%			LIFE		5	\$683,100	
Interior								
Floors Carpet	25%			2028	\$423,600	3	\$44,700	
Cast in Place Concrete	25%			LIFE	**	5	\$130,400	
Ceramic Tile	5%			2038	* *	5	\$6,000	
Terrazzo	5%			LIFE	* *	5	\$9,300	
				2034	* *	3	\$8,900	
Vinvl Tile	20%					-		
Vinyl Tile Wood	20% 20%				* *	5	\$44,700	
Vinyl Tile Wood Interior Walls	20%			2057	* *	5	\$44,700	
Wood					* *	5-10	\$44,700 \$92,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	50%		2042	* *	5	\$59,600	
Gypsum Board	20%		LIFE	* *	5-10	\$82,000	
Plaster	30%		LIFE	* *	5-10	\$61,500	
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2064	* *			
Free Standing Walls							
Cast in Place Concrete	100%		2064	* *			
Retaining Walls							
Cast in Place Concrete	50%		2064	* *			
Masonry: Fieldstone	50%		2049	* *			
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: North Side Of Building					
	Explana	tion : This Is Actually Granite	Clad Re	etaining Walls			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			
Parking/Driveway							
Asphalt	100%		2032	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2039	* *	5	\$300	
Raceway							
Conduit	90%		2029	\$53,600	1		
Conduit	10%		2049	* *	1		
Panelboards							
Molded Case Bkrs	20%		2045	* *	5	\$400	
Molded Case Bkrs	80%		2028	\$26,600	5	\$1,400	
Wiring							
Thermoplastic	10%		2049	* *	1		
Thermoplastic	90%		2029	\$50,400	1		
Motor Controllers							
Locally Mounted	100%		2027	\$122,400	5	\$500	
Stand-by Power			•		•	_	•
Transfer Switches							
Automatic	100%		2027	\$7,900	1	\$20,900	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Electrical	Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$24,500	10	\$6,200	
	T-12 Lamps And Fixtures, Extent: Lig	ht, Area A	ffected : 100%			
	Location : Offices					
Incandescent	90%	2024	\$825,500	2	\$1,400	
Egress Lighting						
Emergency, Service	50%	2024	\$18,600	1		
Exit, Service	50%	2024	\$10,200	1		
Exterior Lighting						
HID	20%	2034	* *	10		
No Component	80%					
Alarm						
Security System						
No Component	20%					
Generic	80%	2034	* *	1	\$20,300	
	Other Observation, Extent : Light, Are	a Affectea	l : 100%			
	Location : Inside And Outside					
	Explanation: Closed Circuit T V Si	ırveillancı	e Cameras			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$12,600	
	Other Observation, Extent : Light, Are	a Affectea	l : 100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Stati	on, Smoke Detecto	rs		

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
system Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Plant Campus Steam / PRV	100%	2039	* *	1		
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%			
	Location: Throughout					
	Explanation: Steam Is	From H Wing				
Distribution						
Central Plant Steam Piping/Pmp	100%	2039	* *	4	\$3,400	
	Other Observation, Exte	nt : Light, Area Affecte	d : 100%			
	Location: Throughout					
	Explanation: Heat Sup	pply From H Wing				
Terminal Devices						
Air Handler	80% 4+	\$398,600 2037	* *	1	\$30,300	
	On Extended Life, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Mechanical	Room				
Convector/Radiator	20%	2034	* *	1	\$4,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4120

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution						
CW & CHW Wtr	100%	2039	* *	4	\$3,400	
Pipe/Pump						
Terminal Devices	1000/	•••	A= 0.4.000		4.4	
Air Handler/Cool/Ht	100%	2024	\$794,800	1	\$42,000	
Ventilation						
Distribution			di di			
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$60,000	
Exhaust Fans						
Interior	100%	2029	\$252,100	2	\$2,100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 1009	%			
	Location: 1st To 5th Floor					
	Explanation: 1 Unit B Wing	7				
Fire Suppression						
Standpipe						
Generic	100%	2039	* *	1-5	\$34,300	
Sprinkler						
Generic	100%	2039	* *	1-2	\$19,000	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 407

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : BROOKLYN MUSEUM WING H

Address : 200 EASTERN PKWY. @WASHINGTON AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0011.030 / 4121 Yr Built/Renovated : 1985 /

Area Sq Ft : 85,834 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Dec-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4,5

Block : 1183 Lot : 26 BIN : 3029667

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$290,800	\$890,200
Interior Architecture	\$410,800	\$260,900
Electrical		\$696,000
Mechanical	\$571,200	\$1,890,000
Total	\$1,272,700	\$3,737,100
Importance Code A	\$290,800	\$890,200
Importance Code B	\$791,000	\$2,711,600
Importance Code C	\$191,000	\$135,300
Total	\$1,272,700	\$3,737,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,100			
Interior Architecture	\$78,600		\$25,100	\$21,100
Electrical	\$16,000	\$10,000	\$12,600	\$11,700
Mechanical	\$65,000	\$49,500	\$51,800	\$43,700
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$195,300	\$83,200	\$113,200	\$100,100
Importance Code A	\$20,600	\$8,500	\$8,500	\$8,500
Importance Code B	\$164,500	\$74,700	\$104,700	\$83,100
Importance Code C	\$10,300			\$8,600
Total	\$195,300	\$83,200	\$113,200	\$100,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

rchitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Pre-Cast Concrete	100% Now	\$249,500	LIFE	* *	5	\$440,800	
	Expansion Int Failur Location : South Fo		ite, Area Afj	fected : 30%			
	Recent Repair Evide	nt, Extent : Light, A	Area Affecte	ed: 20%			
	Location : South Fo						
	Caulking Deteriorate Location : South Fo		ate, Area A <u>f</u>	fected : 30%			
Windows							
Aluminum	100%		2045	* *	5	\$20,900	
	Recent Repair Evide	nt, Extent : Light, A	Area Affecte	ed : 20%			
	Location : Southea	st Corner At 6th Fl	oor				
Parapets							
Masonry: Brick	5%		LIFE	* *	5-10	\$1,900	
Pre-Cast Concrete	95% Now	\$41,300	LIFE	* *	5	\$32,600	
	Expansion Int Failur		ite, Area Af	fected : 30%			
	Location : South Fo						
	Caulking Deteriorate		ate, Area A <u>f</u>	fected : 20%			
	Location : South Fo	acade					
Roof							
IRMA/Protected Membrane	95%		2029	\$412,300	10	\$37,200	
	Paver Block Ballast,		a Affected .	: 100%			
	Location: Through	iout					
Single Ply Membrane	5%		2034	* *	10	\$2,000	
	Other Observation, I	Extent : Light, Area	Affected:	100%			
	Location: Westside	e Of Building					
	Explanation: Entry	y Vestibule Roof					
Soffits					_		
Stucco Cement	100%		2034	* *	5		
erior							
Floors							
a	1.50/		2020	#207 700	•		
Carpet	15%		2028	\$285,500	3	\$30,100	
Cast in Place Concrete	10%		LIFE	* *	5	\$58,600	
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2038	* *	5 5	\$58,600 \$6,700	
Cast in Place Concrete Ceramic Tile Quarry Tile	10% 5% 5%		LIFE 2038 2042	**	5 5 5	\$58,600 \$6,700 \$10,000	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo	10% 5% 5% 10%		LIFE 2038 2042 LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5 5	\$58,600 \$6,700 \$10,000 \$20,900	
Cast in Place Concrete Ceramic Tile Quarry Tile	10% 5% 5% 10% 55% 4+	\$13,900	LIFE 2038 2042 LIFE 2034	** ** **	5 5 5	\$58,600 \$6,700 \$10,000	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo	10% 5% 5% 10%	nents, Extent : Ligh	LIFE 2038 2042 LIFE 2034	** ** **	5 5 5 5	\$58,600 \$6,700 \$10,000 \$20,900	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo	10% 5% 5% 10% 55% 4+ Broken/Missing Elen	nents, Extent : Ligh	LIFE 2038 2042 LIFE 2034	** ** **	5 5 5 5	\$58,600 \$6,700 \$10,000 \$20,900	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo Vinyl Tile	10% 5% 5% 10% 55% 4+ Broken/Missing Elen	nents, Extent : Ligh	LIFE 2038 2042 LIFE 2034	** ** **	5 5 5 5	\$58,600 \$6,700 \$10,000 \$20,900	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo Vinyl Tile Interior Walls	10% 5% 5% 10% 55% 4+ Broken/Missing Elen Location : Various	nents, Extent : Ligh	LIFE 2038 2042 LIFE 2034 at, Area Affe	** ** ** ** ** **	5 5 5 5 3	\$58,600 \$6,700 \$10,000 \$20,900 \$27,600	
Cast in Place Concrete Ceramic Tile Quarry Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	10% 5% 5% 10% 55% 4+ Broken/Missing Elen Location : Various	nents, Extent : Ligh	LIFE 2038 2042 LIFE 2034 at, Area Affe	** ** ** ** ** ** ** **	5 5 5 5 3	\$58,600 \$6,700 \$10,000 \$20,900 \$27,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Architecture		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2042	* *	5	\$20,100	
Exposed Concrete	10%			LIFE	* *	5-10	\$16,700	
Gypsum Board	75%			LIFE	* *	5-10	\$345,400	
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2064	* *			
Masonry: Fieldstone	10%			2049	* *			
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Washington	Avenue					
	Explana	tion : This Is A	Actually A Gran	te Fence	Base			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
	Cracking/	Crumbling, Ex	ctent : Light, Are	ea Affecte	ed : 2%			
	Location	: Southside C	f Building					
Parking/Driveway								
Asphalt	85%			2032	* *			
Cast in Place Concrete	15%			2034	* *			
Activity Yard								
Cast in Place Concrete	20%			2034	* *			
Pavers/Stone	80%			2032	* *			

Electrical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2039 **	* 5	\$200			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room 1						
	Explanation: Two 2500 Ampere, One Switch	3000 Ampere And One 4	000 Ampei	re Main Diconnect			
Fused Disc Sw	50%	2049 *:	* 5	\$200			
	Other Observation, Extent : Light, Area	Affected: 100%					
	Location : Electrical Room 2						
	Explanation: Two 3000 Ampere Main	Disconnect Switches					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Transformers						
Dry Type	100%	2042	* *	5	\$300	
	Other Observation, Extent: Light, A	Area Affected : 100%				
	Location: Basement					
	Explanation: Four Units At 1000 480/277 Volts	Kilo-volt-ampere, T	wo Units A	t 750 Kil	o-volt-ampere,	
Switchgear / Switchboard						
Fused Disc Sw	90%	2049	* *	5	\$300	
Molded Case Bkrs	10%	2049	* *	5	\$200	
Raceway						
Conduit	90%	2039	* *	1		
Conduit	10%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2045	* *	5	\$100	
Molded Case Bkrs	20%	2045	* *	5	\$500	
Molded Case Bkrs	75%	2037	* *	5	\$1,700	
Wiring						
Thermoplastic	20%	2049	* *	1		
Thermoplastic	80%	2039	* *	1		
Motor Controllers						
Locally Mounted	5%	2034	* *	5		
Motor Control Center	60%	2034	* *	5	\$1,400	
Motor Control Center	30%	2042	* *	5	\$700	
Variable Frequency	5%	2042	* *			
Drive						
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	30%	2042	* *	1	\$7,900	
Automatic	70%	2034	* *	1	\$18,500	
Generators						
Diesel	100%	2038	* *	1	\$33,200	
	Other Observation, Extent : Light, A	Area Affected : 100%				
	Location : Outside					
	Explanation : Generator Rated At	750 Kilowatts				
Batteries				_		
Lead/Acid	80%	2023	\$1,300	5	\$2,500	
Lead/Acid	20%	2023	\$300	5	\$600	
	Other Observation, Extent: Light, A		•			
	Location : Outside Within Genera					
	Explanation : Load Bank Observe	d				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2045	* *	5	\$8,000	
	Other Observation, Extent : I	-	100%			
	Location : Generator Room					
	Explanation: 1000 Gallon	Capacity				
Main Tank	50%	2057	* *	5	\$1,300	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Underground					
	Explanation: 2000 Gallon	Capacity				
Lighting						
Interior Lighting						
Fluorescent	60%	2029	\$185,500	10	\$47,200	
	T-12 Lamps And Fixtures, Ex		ected : 100%			
	Location: Throughout The	Building				
Incandescent	40%	2024	\$463,300	2	\$800	
Egress Lighting						
Emergency, Service	10%	2034	* *	1		
Emergency, Service	40%	2024	\$18,800	1		
Exit, Service	30%	2024	\$7,700	1		
Exit, Service	20%	2034	* *	1		
Exterior Lighting						
HID	20%	2034	* *	10	\$100	
No Component	80%					
Alarm						
Security System						
No Component	20%					
Generic	80%	2034	* *	1	\$25,700	
	Other Observation, Extent : I	0	100%			
	Location: Inside And Outsi	_				
	Explanation: CCTV Surveil	llance Cameras				
Fire/Smoke Detection	-00/					
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$15,900	
	Other Observation, Extent : I		100%			
	Location: Throughout The	_				
	Explanation: Strobe Lights	Manual Pull Station	And Smoke Dete	ectors		

	Current Repair	Futui	re Replacement	M	Maintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		% of Fail Date Estimated Cost	% of Fail Date Estimated Cost Year	% of Fail Date Estimated Cost Year Estimated Cost	% of Fail Date Estimated Cost Year Estimated Cost Cycle	% of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost

Energy Source

Natural Gas 100% 2039 **

Other Observation, Extent: Light, Area Affected: 100%

Location: Sub-basement

Explanation: Fuel Oil Pumps And Tanks No Longer Used

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location	ervation, Extent : Light, Area : Boiler Room ion : 3 Units (2 Large For H			1	\$85,000	
Distribution	Елринии	ion . 5 Omis (2 Large Por 11)	eanng, 1	Small For Tre-free	u Anu II	n water)	
Central Plant Steam Piping/Pmp	100%		2039	* *	4	\$4,200	
Terminal Devices	600/		2020	Φ 5 54 000		#21 000	
Air Handler	60%		2029	\$754,900 * *	1	\$31,900	
Convector/Radiator	20%		2034		1	\$5,500	
Fan Coil Unit/Heat	20%		2029	\$268,000	1	\$5,500	
Air Conditioning Energy Source Electricity Conversion Equipment	100%		2045	* *	1	\$46,400	
Centrifugal,Compressor Turbine	50%		2038	* *	1	\$46,400	
Contribucal Compressor	Other Obs Location	: Mechanical Room ervation, Extent : Light, Area : Mechanical Room tion : 2 More Chillers Added		\$269,800	1	\$46,400	
Centrifugal,Compressor Turbine	30%		2023	\$209,800	1	\$40,400	
Distribution CW & CHW Wtr Pipe/Pump	100%		2029	\$109,100	4	\$6,300	
Terminal Devices Air Handler/Cool/Ht	20%		2034	* *	1	\$10,600	
Air Handler/Cool/Ht	80%	2-4 \$401,400	2039	* *	1	\$38,200	
74ii Haindiel/Cook III	On Extend	led Life, Extent : Moderate, A : 4th Floor Mechanical Room	rea Affec	eted : 100%	•	\$30,200	
Heat Rejection					_		
Water Cooling Tower	50%		2027	\$169,800	2	\$43,200	
Water Cooling Tower	50%		2023	\$169,800	2	\$43,200	
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$75,800	
Exhaust Fans Interior	100%		2029	\$318,300	2	\$2,600	
Plumbing	100%		2029	\$318,300	2	\$2,600	
H/C Water Piping	1000/		•••	ate ate			
Brass/Copper	100%		2039	* *	1		
HW Heat Exchanger Steam Fired	100%		2049			\$12,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4121

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Submersible	100%	2022	\$3,000	4	\$2,700			
Sewage Ejector(s)								
Electric	100%	2034	* *	4	\$3,400			
Backflow Preventer								
Generic	100%	2029	\$22,700	1	\$5,300			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Passenger - (2) Ba Freight - (1) Basement To 6th Explanation : 4 Units (2 Pass	Floor		ement To	o 6th Floor,			
Fire Suppression Standpipe								
Generic	100%	2039	* *	1-5	\$43,300			
Sprinkler								
No Component	60%							
Generic	40%	2049	* *	1-2	\$9,600			
Fire Pump								
Generic	100%	2032	* *	1	\$16,000			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 414

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : CARNEGIE HALL

Address : 881 7TH AVE @W. 57 STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 298,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Dec-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,9,8,12,PH

Block : 1009 Lot : 1 BIN : 1023449

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$634,100	\$564,900
Interior Architecture	\$1,170,500	\$833,700
Electrical		\$913,500
Mechanical	\$132,800	\$1,628,000
Total	\$1,937,400	\$3,940,000
Importance Code A	\$634,100	\$564,900
Importance Code B	\$840,700	\$3,113,300
Importance Code C	\$462,600	\$261,900
Total	\$1,937,400	\$3,940,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,400		\$11,800	
Interior Architecture	\$37,600		\$54,500	\$6,200
Electrical	\$52,000	\$65,900	\$50,800	\$45,700
Mechanical	\$108,000	\$120,900	\$179,100	\$101,900
Elevators/Escalators	\$196,200	\$196,200	\$196,200	\$196,200
Total	\$430,200	\$383,000	\$492,300	\$350,000
Importance Code A	\$37,000		\$11,800	\$8,800
Importance Code B	\$384,700	\$383,000	\$480,600	\$341,200
Importance Code C	\$8,400			
Total	\$430,200	\$383,000	\$492,300	\$350,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Architecture		Current R	Repair	Future Replacement		M	Maintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Туре	<u> </u>					•		
Exterior								
Exterior Walls	100/				ماد ماد	_	#2.4 0.000	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$348,800	
Masonry: Brick	80%			LIFE	* *	5	\$357,200	
Masonry: Granite	3%			LIFE	* *	5	\$10,000	
Window Wall	7%			2055	* *	5	\$58,600	
Windows								
Wood	100%			2045	* *	5	\$340,600	
Parapets								
Cast Stone/Terra Cotta	50%			LIFE	* *	5-10	\$152,400	
Metal Cornice	30%			2057	* *	10	\$10,400	
Metal/Glass Curt Wall	10%			2055	* *	5	\$4,200	
			xtent : Light, Area					
			Plaza Roof Over Th					
	Explanat	tion : This C	Component Is Actu	ally Glas	ss Panels.			
Metal Rail	10%			2042	* *	5-10	\$19,400	
Roof								
Green, Roof Inaccessible	20%			LIFE	* *			
IRMA/Protected	35%			2034	* *	10	\$28,700	
Membrane								
Plaza Roof: Stone Panels	40%			2055	* *			
Skylight, Metal/Glass	5%			2055	* *	10	\$13,700	
Interior								
Floors								
Carpet	15%			2028	\$884,000	3	\$93,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$90,700	
Ceramic Tile	3%			2038	* *	5	\$12,400	
Terrazzo	2%			LIFE	* *	5	\$13,000	
Vinyl Tile	5%			2037	* *	3	\$7,800	
Wood	70%			2057	* *	5	\$544,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$52,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$16,900	
Gypsum Board	55%			LIFE	* *	5-10	\$395,000	
Plaster	15%			LIFE	* *	5-10	\$53,900	
Plaster	15%			LIFE	* *	5-10	\$53,900	
Wood	5%			LIFE	* *	5	\$169,000	
Ceilings							+-0,000	
AcousTileSusp.Lay-In	10%			2042	* *	5	\$41,500	
AcousTileSusp.Lay-In	35%			2046	* *	5	\$145,300	
Exposed Concrete	5%			LIFE	* *	5-10	\$25,900	
Gypsum Board	10%			LIFE	* *	5-10	\$142,700	
Gypsum Board	10%			LIFE	* *	5-10	\$142,700	
Plaster	15%			LIFE	* *	5-10	\$107,000	
Plaster	15%			LIFE	* *	5-10	\$107,000	
Site Pavements	1570			<u> </u>		2 10	Ψ107,000	
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cast III I lace Colletete	100/0			2072				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Electrical	Current Repai	r Future I	Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent		* * 100%	5	\$1,300	
	Location : Electrical Roc Explanation : 3- Main Se Amperes		5000 Amperes, 4	4000 Am _l	peres And 2000	
Transformers						
Dry Type	100% Other Observation, Extent Location : Electrical Roo		**	5	\$1,100	
	Explanation: 45 Kilo-vo		olt-ampere 480/2	208/120	Volts	
Switchgear / Switchboard		<u> </u>				
Fused Disc Sw	100%	2055	* *	5	\$1,300	
	Other Observation, Extent		100%			
	Location : Electrical Roc	oms A, B, C				
	Explanation : 17 - Vertic	al Sections				
Raceway						
Conduit	100%	2055	* *	1		
Panelboards						
Fused Disc Sw	30%	2051	* *	5	\$2,100	
Molded Case Bkrs	70%	2051	* *	5	\$5,500	
Wiring	1000/	2055	ale ale			
Thermoplastic	100%	2055	* *	1		
Motor Controllers	100/	2024	* *	-	#200	
Locally Mounted	10%	2034	* *	5	\$200	
Motor Control Center	50%	2046	* *	5	\$4,100	
Variable Frequency Drive	40%	2046				
Ground						
Grounding Devices						
Not Accessible	100%					
Stand-by Power						
Transfer Switches						
Automatic	100%	2046	* *	1	\$91,700	
Generators						
Diesel	100%	2042	* *	1	\$115,400	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Roof					
-	Explanation: Emergency	Generator Rated At 750	O Kilowatts			
Batteries	1000/	2027	Ø1 5 00	_	#11.000	
Lead/Acid	100%	2024	\$1,700	5	\$11,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Electrical	Current Repair Future Replacement Maintenan			aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	- 00/	• • • • •	de de	_	**	
Day Tank	50%	2051	**	5	\$27,600	
	Other Observation, Extent: Light, Area	a Affected: 100)%			
	Location: Roof Explanation: 275 Gallon Capacity					
Main Tank	50%	2064	* *		\$4.400	
Main Tank	50% Other Observation, Extent : Light, Area			5	\$4,400	
	Location: Basement	і Аујесіей . 100	//0			
	Explanation: 275 Gallon Capacity					
ighting	Explanation : 273 Gatton Capacity					
Interior Lighting						
Fluorescent	20%	2037	* *	10	\$54,700	
	T-8 Lamps And Fixtures, Extent: Light	, Area Affected	! : 100%			
	Location: Throughout The Building					
Fluorescent	10%	2037	* *	10	\$27,300	
	Compact Fluorescent Light, Extent : Li		ted : 100%		+	
	Location : Corridors					
Fluorescent	10%	2037	* *	10	\$27,300	
	T-5 Lamps And Fixtures, Extent: Light		! : 100%		* . ,	
	Location : Upper Floors					
Incandescent	20%	2029	\$804,200	2	\$1,300	
Incandescent	20%	2037	**	2	\$1,300	
	Other Observation, Extent : Light, Area	a Affected : 100	0%		. ,	
	Location: Hallways, Function Rooms	5				
	Explanation: Halogen Bulbs					
LED	20%	2037	* *			
Egress Lighting						
Emergency, Service	50%	2037	* *	1		
Exit, LED	50%	2064	* *	1		
Exterior Lighting						
LED	30%	2037	* *			
No Component	70%					
Alarm						
Security System	200/					
No Component Generic	30% 70%	2037	* *	1	\$77,900	
Generic	Other Observation, Extent : Light, Area			1	\$77,900	
	Location: Hallways, Function Rooms		,,0			
	Explanation : CCTV Surveillance Car					
Fire/Smoke Detection						
Generic, Digital	100%	2037	* *	1-3	\$183,600	
, 6	Other Observation, Extent : Light, Area		0%	-	, •	
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manual I	Pull Stations, H	Horns, Smoke	Detector	rs	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

Mechanical		Current Repai	r	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Energy Source Utility Steam		ervation, Extent : Basement	: Light, Area	2039 Affected	**: 100%	1			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$17,700		
	Location	ervation, Extent : Basement tion : 4 Heater E			Steam To Hot Wa	ıter			
Distribution Hot Wtr Piping/Pump Steam Piping/Pump	90% 10%			2037 2039	* *	4	\$19,800		
Terminal Devices Air Handler Air Handler Convector/Radiator Fan Coil Unit/Heat	25% 50% 20% 5%			2029 2037 2042 2034	\$1,092,000 ** **	1 1 1	\$46,100 \$92,100 \$19,300 \$4,800		
Air Conditioning Energy Source Electricity	100%			2045	* *	1	ψ+,000		
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re	efrigerant, Extent 1: 2 Sets. Sub-ba		2032 a Affected	* * l : 100%	1	\$161,200		
Centrifugal, Elec Chiller	50% R-134a Re	efrigerant, Extent	t : Light, Area	2042 a Affected	**1:100%	1	\$161,200		
Distribution CW & CHW Wtr Pipe/Pump	25%			2039	* *	4	\$3,700		
CW & CHW Wtr Pipe/Pump	75%			2049	* *	4	\$16,500		
Terminal Devices Air Handler/Cool/Ht Heat Rejection	100%			2034	* *	1	\$184,300		
Water Cooling Tower	Location Other Obs Location	ent, Extent : Mod a : Roof vervation, Extent	: Moderate, A			2	\$239,900		
Ventilation Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$263,100		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2399

1 Cost Priority 1,600 1,600
1,600
1,600
1,600
1,200
100
9,400
,900
.,900
3,300
1,300
or, (1)
),300
5,800
,

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 420

DEPARTMENT OF CULTURAL AFFAIRS - 126 CARNEGIE HALL

Asset #: 2399

Mechanical	Current Repair Future Replacemen			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2038	* *	1	\$55,700	
Chemical System						
Generic	100%	2024	\$29,100	1-3	\$4,000	
	Other Observation, Extent : Light, Are	a Affected :	100%			
	Location : Kitchens					
	Explanation: 2 Sets					

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 421

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : CLEMENTE SOTO VELEZ CULTURAL AND EDUCATIONAL CENTER

Address : 107 SUFFOLK STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0045.000 / 14804 Yr Built/Renovated : 1900 /

Area Sq Ft : 90,300 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 353 Lot : 54 BIN : 1004301

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$36,500
Interior Architecture	\$4,660,200	\$1,281,600
Electrical	\$336,200	\$1,175,000
Mechanical		\$113,600
Total	\$4,996,400	\$2,606,700
Importance Code A		\$36,500
Importance Code B	\$4,083,600	\$1,577,400
Importance Code C	\$912,800	\$992,800
Total	\$4,996,400	\$2,606,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$4,300		\$4,900
Interior Architecture				\$11,200
Electrical	\$10,200	\$2,700	\$2,600	\$2,700
Mechanical	\$13,200	\$7,200	\$7,200	\$25,200
Site Pavements	\$14,000			
Total	\$37,400	\$14,200	\$9,800	\$44,000
Importance Code A	\$4,500	\$8,800	\$4,500	\$9,500
Importance Code B	\$30,200	\$5,400	\$5,300	\$34,500
Importance Code C	\$2,700			
Total	\$37,400	\$14,200	\$9,800	\$44,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Architecture	Current Ro	epair Futui	e Replacement	ent Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	70%	LIFE	* *	5	\$36,500	
Masonry: Granite	2%	LIFE	* *	5	\$800	
Masonry: Limestone	23%	LIFE	* *	5	\$9,000	
Metal Panel	5%	2048	* *	5-10	\$17,900	
Windows						
Aluminum	75%	2044	* *	5	\$2,600	
Wood	25%	2036	* *	5	\$8,700	
Parapets						
Cast Stone/Terra Cotta	10%	LIFE	* *	5	\$5,400	
	Other Observation, Ex	tent : Moderate, Area Affe	ected : 100%			
	Location: On Parap	et Walls				
	Explanation: Blueste	one Copings				
Masonry: Brick	90%	LIFE	* *	5	\$6,300	
Roof						
Modified Bitumen	70%	2036	* *	10	\$31,600	
Single Ply Membrane	30%	2036	* *	10	\$13,500	
<i>5</i>	Other Observation, Ex	tent : Moderate, Area Affe	ected : 100%			
	Location: Sloping Re	oof Sections				
	Explanation : Synthe	tic/ Composite Slate Roof	Tiles			
Soffits	•	-				
Cast in Place Concrete	100%	LIFE	* *	5	\$1,700	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Architecture	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	20% Now Broken/Missing Elen Location: Basemer Cracking/Crumbling,	nt Extent : Severe, A			5	\$87,200	
	Location : Basemer			4. 4.			
Ceramic Tile	10% 2-4 Broken/Missing Elem Location: Various	\$78,900 nents, Extent : Mod	2031 erate, Are	* * ea Affected : 5%	5	\$10,000	
Sheet Vinyl/Rubber	5%		2033	* *	5	\$15,000	
Vinyl Tile 9" X 9"	15% Now Adhesion Failure, Ex Location: Various Cracking/Crumbling, Location: Various Loose Units, Extent: Location: Various	Extent : Severe, A	rea Affect	ted : 80%	3	\$11,200	
Wood	50% 0-2	\$2,013,700	2056	* *	5	\$93,500	
	Deteriorated Finish, Location: Various Dry Rot/Decay, Exter Location: Various Uneven Surface, Exte Location: Various	nt : Moderate, Ared	ı Affected	: 10%			
Interior Walls							
Ceramic Tile	10% 2-4 Broken/Missing Elen Location: Various Cracking/Crumbling, Location: Various				5	\$16,200	
Gypsum Board	10%		LIFE	* *	5	\$19,500	
Plaster	80% 4+ Cracking/Crumbling, Location : Various	\$638,300 Extent : Moderate	LIFE , Area Afj	* * fected : 50%	5	\$78,000	
Ceilings Exposed Concrete	15% 4+ Paint Peeling, Extent Location: Various	\$200,400 : : Moderate, Area	LIFE Affected :	**	5	\$4,800	
Plaster	85% 2-4 Cracking/Crumbling, Location: Various Paint Peeling, Extent Location: Various				5	\$108,100	
Site Enclosure							
Fence/Gates	1000/		2062	* *			
Iron Picket	100%		2063	~ ^			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

rchitecture		Current Rep	air	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,300	2033	* *			
	Cracking/C	rumbling, Ex	tent : Moderate	, Area A	ffected : 20%			
	Location	: Various						
	Misaligned	Bulging, Ext	ent : Moderate,	Area Afi	fected : 5%			
	Location	: Various		55				
On-Site Walkways								
Cast in Place Concrete	90%			2041	* *			
Pavers/Stone	10%	2-4	\$2,700	2031	* *			
	Other Obse	ervation, Exte	nt : Severe, Are	a Affecte	ed : 60%			
	Location	: Exterior Str	eet Entrances	00				
	Explanati	on : Stone Ste	eps Are Deterio	rating Ai	nd Needs Pointing			
Parking/Driveway	•		<u>-</u>		<u> </u>			
Asphalt	100%			2037	* *			

ectrical		Current Repair	Futui	re Replacement	M	laintenance	
stem Component Type	% of Total	Fail Date Estimated (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$21,200	5	\$400	
	Other Obse	rvation, Extent : Mod	lerate, Area Affe	ected : 100%			
	Location	: Basement Electrica	l Room				
	Explanati	on : Main Service Di	sconnect Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard							
Fused Knife Sw	100%	2-4 \$49	9,900 2058	* *	5	\$200	
	On Extende	ed Life, Extent : Mode	erate, Area Affec	eted : 100%			
	Location	: Basement Electrica	l Room				
Raceway							
Conduit	50%		2038	* *	1		
Conduit	50%		2028	\$27,300	1		
Panelboards							
Fused Disc Sw	5%		2036	* *	5	\$100	
Molded Case Bkrs	45%		2027	\$17,200	5	\$1,100	
Molded Case Bkrs	50%		2036	* *	5	\$1,200	
Wiring							
Thermoplastic	80%		2028	\$41,100	1		
Thermoplastic	20%		2038	* *	1		
Motor Controllers							
Variable Frequency	100%		2033	* *			
Drive							

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Electrical	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100% 0-2 \$9,700		* *	5	\$1,300	
	Other Observation, Extent : Moderate	e, Area Affe	ected : 100%			
	Location: Basement					
·	Explanation : Corroded					
Lighting						
Interior Lighting	000/	2020	¢012 000	10	¢72.000	
Fluorescent	88%	2028	\$812,000	10	\$72,900	
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building		a Affeciea : 100%			
TI.			фо 2 200	10	Φ0.200	
Fluorescent	10%	2028	\$92,300	10	\$8,300	
	Compact Fluorescent Light, Extent:	Moderate, 1	Area Affected : 100)%		
	Location : Hallways					
LED	2%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2028	\$62,200	10	\$10,900	
Exit, Service	50%	2028	\$6,600	1		
Exterior Lighting		• • • •	41 - 1 0 0	4.0		
HID	5%	2028	\$17,400	10		
No Component	95%					
Alarm						
Security System	050/					
No Component	85%	2020	¢41.000	1	Ø5 100	
Generic	15%	2028	\$41,800	1	\$5,100	
	Other Observation, Extent: Moderate Location: Parking Lot And Lobby	e, Area Ajje	eciea : 100%			
	Explanation : CCTV Surveillance C	am anas				
Fire/Smoke Detection	Explanation . CC1 v Survettiance C	umerus				
No Component	70%					
Generic, Analog	30% 2-4 \$286,300	2038	* *	1-3	\$15,200	
Generie, 7 maiog	Other Observation, Extent : Moderate		ected : 100%	1 5	Ψ15,200	
	Location: Hallways	, -1. 00. 11//				
	Explanation : Obsolete Fire Alarm	System: Ma	unual Pull Station	And Alar	m Bells Only	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Natural Gas	100%	2038 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14804

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	5%			2033	* *	1	\$2,200	
			xtent : Light, Area	Affected	: 5%			
		: Auditorii						
		ion : 2 Gas	Fired Modine Fu					
Hot Water Boiler	95%			2045	* *	1	\$42,400	
			xtent : Light, Area	Affected	: 95%			
			t Boiler Room					
	Explanati	on : 2 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	95%			2044	* *	4	\$6,300	
No Component	5%							
Terminal Devices	2.72/			• • • • •	* *		**	
Convector/Radiator	95%			2041	* *	1	\$27,700	
No Component	5%							
Air Conditioning								
Energy Source	1000/			2026	* *	1		
Electricity	100%			2036		1		
Conversion Equipment Window/Wall Unit	100/			2022	¢10,000	1		
	10% 90%			2023	\$18,000	1		
No Component	90%							
Plumbing H/C Water Piping								
Brass/Copper	70%			2038	* *	1		
Galvanized Steel	30%			2026	\$113,600	1		
Garvanized Steer		Extent · M	oderate, Area Affe			1		
			essure Is Low In U					
Water Heater	2000000	. ,,	2000.0 10 20 11 11 0	PPC. 1 to				
Electric	5%	Now	\$3,800	2028	\$3,800	4		
Electric			tent : Moderate, A			•		
			Obsolete Units. 2 B					
No Component	95%							
Sanitary Piping	7570							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
Fixtures	10070			LIIL				
Generic	100%							
	-00,0							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 427

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : EL MUSEO DEL BARRIO HECKSCHER BUILDING TENANT

Address : 1230 FIFTH AVENUE @E. 104 STREET

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 37,172 Project Type : CULTURAL AFFAIRS
Date of Survey : 29-Mar-2018 Landmark Status : INTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 1610 Lot : 1 BIN : 1051499

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$299,300	\$87,400
Interior Architecture	\$36,300	
Electrical		\$126,400
Mechanical		\$587,700
Total	\$335,600	\$801,500
Importance Code A	\$299,300	\$87,400
Importance Code B	\$36,300	\$714,100
Total	\$335,600	\$801,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,000		\$5,900	
Interior Architecture	\$94,600		\$28,100	\$10,400
Electrical	\$12,800	\$3,100	\$3,900	\$3,100
Mechanical	\$19,200	\$10,600	\$10,300	\$11,700
Site Enclosure	\$1,000			
Site Pavements	\$20,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$226,900	\$37,300	\$71,900	\$48,900
Importance Code A	\$55,900	\$900	\$6,800	\$900
Importance Code B	\$111,900	\$36,400	\$65,100	\$43,200
Importance Code C	\$59,000			\$4,900
Total	\$226,900	\$37,300	\$71,900	\$48,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$94,000	
Masonry: Limestone	15%			LIFE	* *	5	\$13,200	
Window Wall	5%			2049	* *	5	\$11,000	
Windows							+,	
Aluminum	55%			2045	* *	5	\$9,900	
Wood		Now	\$252,300	2054	* *	5	\$40,400	
	Air Infiltra	tion, Exten	t : Light, Area Affe		0%		. ,	
		: Through						
	Ctrwt/Baln	c Not Fun	ct, Extent : Modera	ite, Area	Affected : 30%			
	Location	: Through	out					
	Dry Rot/De	ecay, Exter	ıt : Moderate, Ared	ı Affected	d : 25%			
	Location	: Through	out					
	Thermally	Inefficient,	Extent : Moderate	, Area A	ffected : 100%			
	Location	: Through	out					
Parapets								
Masonry: Brick	60%			LIFE	* *	5-10	\$17,800	
Metal Panel	5%			2049	* *	5	\$800	
Metal: Cage/Fence	30%			2042	* *	5-10	\$10,100	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,700	
Roof Cast in Place Concrete	Water Pen		\$26,800 xtent : Moderate, A de Of Main Roof	LIFE Area Affe	* * cted : 15%			
Skylight, Metal/Glass	5%			2049	* *	10	\$6,500	
Under Construction	50%			20.5		10	ψο,200	
Soffits	2070							
Metal Panel	100%			2049	* *	5-10		
	Other Obs Location	: 5th Aven						
	Explanat	ion : Meta	l Paneled Awnings	At Front	t Entry Courtyard			
terior								
Floors	10%			2025	¢104.700	2	¢14.700	
Carpet Cast in Place Concrete		Now	\$4.200	2025	\$104,700 * *	3 5	\$14,700	
Cast in Place Concrete			\$4,300 ents, Extent : Mod	LIFE		3	\$16,100	
		: Pool Pui		егше, Аг	eu Ajjecieu . 1070			
			np Room Extent : Moderate, 1	Aroa Affa	noted · 50/			
		: Pool Pui		теи Ајје	ctea . 570			
			ng Room ng Pipe Trough Co	niare				
Ceramic Tile		wii . Wiissi	ng 1 ipe 11ough Ce		* *	5	¢2 700	
	5% 5%			2038	* *	5	\$3,700 \$5,500	
Quarry Tile	5%			2042	* *	5	\$5,500 \$17,200	
Terrazzo	15%			LIFE	* *	5 3	\$17,300 \$11,100	
Vinyl Tile Wood	40% 10%			2034 2057	* *	3 5	\$11,100 \$12,800	
wood Under Construction	10% 5%			2037		3	\$13,800	
Onder Construction	3%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Architecture		Current I	Repair	Futur	e Replacement	t	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE	*	*	10	\$8,100	
Ceramic Tile	15%			2038		*	5	\$9,700	
Concrete Masonry Unit	15%			LIFE		*	5	\$7,800	
Gypsum Board	30%			LIFE			5-10	\$33,000	
Masonry: Brick	5%			LIFE		*	10	\$1,000	
Plaster	30%		\$3,500	LIFE		*	5	\$5,800	
	_	_	Extent: Moderate	-	ffected : 5%				
			ea And Gymnasium						
			xtent : Moderate, A		ected : 5%				
	Location	: Pool Are	ea And Gymnasium						
Ceilings				• • • •	-		_		
AcousTileSusp.Lay-In	40%			2042		*	5	\$29,500	
Exposed Concrete	10%			LIFE			5-10	\$9,200	
Plaster	45%			LIFE			5-10	\$57,000	
Wood	5%			LIFE		*	5	\$64,500	
	Location	: Lobby A	Extent : Light, Area nd Cafeteria, First vated in 2008		t : 100%				
Site Enclosure	- T								
Fence/Gates									
Chain Link	80%	Now	\$700	2039	*	*			
		_	ents, Extent : Ligh Egress Ramps At R						
Iron Picket	20%			2064	*	*			
Free Standing Walls									
Cast in Place Concrete	100%			2079	*	*			
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%				
	Location	: Entrance	e To Courtyard						
	Explana	tion : New .	Low Walls With Sto	one Copi	ng And Metal P	Panels	1		
Retaining Walls									
Cast in Place Concrete	100%	Now	\$300	2049	*	*			
	_		Extent: Moderate						
			Egress Ramps At R						
	_		Extent : Moderate,						
	Location	: Theatre	Egress Ramps At R	ear Of B	Building				
Site Pavements						-			
Public Sidewalk									
Cast in Place Concrete	100%			2034	*	*			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Architecture	Current Repai	r	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements								
On-Site Walkways								
Asphalt	35% Now	\$19,500	2044	* *				
-	Broken/Missing Elements,	Extent : Mode	erate, Ar	ea Affected : 60%				
	Location : Theatre Egres	s Ramps At R	ear Of B	uilding				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
	Location : Theatre Egress Ramps At Rear Of Building							
	Tripping Hazard, Extent: Moderate, Area Affected: 30%							
	Location : Theatre Egres	s Ramps At R	ear Of B	uilding				
Cast in Place Concrete	40% 4+	\$1,000	2034	* *				
	Cracking/Crumbling, Exte	nt : Light, Are	a Affecte	ed : 5%				
	Location : Throughout	0	00					
Masonry: Granite	5%		LIFE	* *				
Pavers/Stone	20%		2032	* *				

ectrical	Current Repair		e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	75%	2029	\$17,400	5	\$100		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Electrical Room						
	Explanation : Main Service Switch Ra	ted At 40	000 Amperes				
Fused Disc Sw	25%	2049	* *	5			
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Electrical Room						
	Explanation : Main Service Switch Ra	ted At 25	00 Amperes Servin	g The M	luseum		
Switchgear / Switchboard				_			
Fused Disc Sw	50%	2049	* *	5	\$100		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Electrical Room						
	Explanation: 3- Vertical Sections						
Molded Case Bkrs	50%	2029	\$18,100	5	\$500		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: 3- Vertical Sections						
Raceway							
Conduit	30%	2049	* *	1			
Conduit	70%	2029	\$24,400	1			
Panelboards							
Fused Disc Sw	5%	2045	* *	5			
Molded Case Bkrs	15%	2028	\$3,700	5	\$100		
Molded Case Bkrs	80%	2045	* *	5	\$800		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Wiring	250/ 2.4	2054	* *				
Braided Cloth	25% 2-4 \$7,700 Insulation Aged, Extent : Moderate, An	2054		1			
	Location: Throughout The Building	ей Аујестей.	10070				
Thermoplastic	75%	2049	* *	1			
Motor Controllers							
Locally Mounted	70%	2027	\$75,600	5	\$200		
Locally Mounted	30%	2042	* *	5	\$100		
Ground							
Grounding Devices							
Generic	50%	LIFE	* *	5	\$500		
Generic	50%	LIFE	* *	5	\$500		
Lighting							
Interior Lighting	20/	2024	#4.000	10	Φ1 000		
Fluorescent	3%	2024	\$4,000	10	\$1,000		
	T-12 Lamps And Fixtures, Extent : Lig Location : Basement	пі, Агеа Ајјесі	rea : 100%				
El.,,,,,,,,,,	5%	2034	* *	10	¢1 700		
Fluorescent	T-5 Lamps And Fixtures, Extent: Ligh			10	\$1,700		
	Location : 3rd Floor	і, Агей Ајјесіе	a. 100/0				
Fluorescent	60%	2034	* *	10	\$20,500		
Fluorescent	T-8 Lamps And Fixtures, Extent: Ligh			10	\$20,300		
	Location: Throughout The Building	.,					
Incandescent	27%	2034	* *	2	\$200		
meandescent	Other Observation, Extent : Light, Are		00%	2	Ψ200		
	Location : Galleries	33					
	Explanation: Track Lights						
LED	5%	2034	* *				
Egress Lighting							
Emergency, Battery	50%	2034	* *	10	\$4,500		
Exit, LED	50%	2057	* *	1			
Exterior Lighting							
HID	30%	2029	\$46,900	10			
No Component	70%						
Alarm							
Security System							
No Component	30%						
Generic	70%	2034	* *	1	\$9,700		
	Other Observation, Extent : Light, Area Affected : 100% Location : Galleries And Hallways						
	Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection	Explanation . СС1 v Surveillance Ca	merus					
Generic, Digital	100%	2034	* *	1-3	\$22,900		
Generic, Digital	Other Observation, Extent : Light, Are		00%	1-3	Ψ22,900		
	Location: Throughout The Museum						
	Explanation: Strobe Lights, Smoke I	Detectors. Man	ual Pull Static	ons And F	Horns		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3009

Mechanical	Current Repair	Future Replacement		Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2049	* *	1					
Conversion Equipment									
Steam Boiler	25%	2042	* *	1	\$9,200				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Basement Boiler Room								
	Explanation: 2 Units, For The Gallery Only. The Building Provides Steam To Heat The								
N. C.	Other Areas.								
No Component	75%	A.C. ot o	1.00/						
	Other Observation, Extent: Light, Area Affected: 0%								
	Location : Theatre And 3rd Floor Explanation : The Building Provides Steam To Heat The Areas Except The Gallery.								
Distribution	Explanation . The Butturing Provides C	neum 10	Tieut The Tireus L.	ксері Тпе	duiery.				
Central Plant Steam	70%	2039	* *	4	\$1,300				
Piping/Pmp	, 0, 0	2000		•	Ψ1,500				
Steam Piping/Pump	30%	2049	* *						
Terminal Devices									
Air Handler	25%	2029	\$34,100	1	\$5,800				
Convector/Radiator	75%	2034	* *	1	\$9,000				
Air Conditioning									
Energy Source									
Electricity	100%	2037	* *	1					
Conversion Equipment									
Reciprocating	60%	2029	\$197,300	1	\$10,300				
Compr/Chiller	D 22 Defricement From the Light Area Affected , 600/								
	R-22 Refrigerant, Extent: Light, Area Affected: 60%								
		Location : Basement Mechanical Room Other Observation, Extent : Light, Area Affected : 60%							
	Location: North Basement Machinery		. 00/0						
	Explanation: For Museum Area Only	noom							
Window/Wall Unit	40%	2024	\$32,300	1					
Distribution	T0 / 0	2024	\$32,300						
CW & CHW Wtr	60%	2039	* *	4	\$1,100				
Pipe/Pump		_000		•	\$1,100				
No Component	40%								
Terminal Devices									
Air Handler/Cool/Ht	60%	2029	\$260,800	1	\$13,800				
	Other Observation, Extent : Moderate, A	Area Aff	ected : 60%						
	Location : North Side Of Building								
	Explanation : Museum Area Only - Ai	r Is Hum	idity Controlled As	Well As	Temperature				
No Component	40%								
Heat Rejection									
Air Cooled Condenser	60%	2029	\$46,900	2	\$15,500				
Unit	400/								
No Component	40%								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Dehumidifier							
No Component	75%						
Generic	25%		2027	\$100			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,800	
Exhaust Fans							
Interior	60%		2029	\$82,700	2	\$700	
No Component	40%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2024	\$5,900	4	\$1,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Basement To 6th Floor					
	Explana	tion: 4 Units					
Fire Suppression							
Standpipe							
Generic	100%		2049	* *	1-5	\$18,700	
Sprinkler							
No Component	20%						
Generic	80%		2049	* *	1-2	\$8,300	
Fire Pump							
Generic	100%		2032	* *	1	\$6,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : FLUSHING TOWN HALL
Address : 137-35 NORTHERN BLVD.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 18,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,Att

Block : 4960 Lot : 1 BIN : 4112147

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$385,800
Mechanical		\$170,200
Total		\$556,000
Importance Code B		\$556,000
Total		\$556,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$73,000		\$37,800	
Interior Architecture	\$102,600		\$600	\$2,100
Electrical	\$4,000	\$500	\$600	\$800
Mechanical	\$33,300	\$5,700	\$4,900	\$6,100
Site Enclosure	\$600			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$218,000	\$10,200	\$47,900	\$12,900
Importance Code A	\$75,900	\$900	\$38,700	\$900
Importance Code B	\$94,900	\$9,300	\$9,200	\$12,100
Importance Code C	\$47,200			
Total	\$218,000	\$10,200	\$47,900	\$12,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

rchitecture		Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	83%	0-2	\$20,100	LIFE	* *	5	\$29,900	
		_	Extent: Light, Are	ea Affecto	ed : 10%			
		: Through	out					
Masonry: Brick Cavity	5%			LIFE	* *	5	\$3,600	
Masonry: Brownstone	2%	0-2	\$1,500	LIFE	* *	5	\$500	
	Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 10%							
	Location	: Through	out					
Masonry: Granite	3%			LIFE	* *	5	\$1,600	
Wood	7%			2034	* *	5	\$12,600	
Windows								
Aluminum	5%			2045	* *	5	\$300	
Metal Louvers	2%			2038	* *	10	\$700	
Steel	3%			2037	* *	5	\$2,200	
Wood	90%			2045	* *	5	\$53,000	
Parapets								
Cast Stone/Terra Cotta		Now	\$14,900	LIFE	* *	5	\$4,100	
			ients, Extent : Seve	re, Area	Affected : 20%			
		: Through						
		Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Masonry: Brick	5%			LIFE	* *	5-10	\$1,800	
Metal Panel	75%			2049	* *	5	\$15,300	
Metal Rail	10%			2042	* *	5-10	\$9,500	
Roof							-	
Built-Up (BUR)	5%			2034	* *	10	\$900	
Metal Panel	90%			2042	* *	10	\$31,000	
Modified Bitumen	5%	Now	\$5,700	2034	* *			
	Water Pen	etration, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	: Mechani	ical Room					
Soffits								
Wood	100%			2034	* *	5	\$14,200	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	100/	N I	¢24.200	2021	* *	2	¢4.200	
Carpet	Worn/Eroo Location Other Obs Location Explana	e: Offices ervation, E e: Through tion: Open	Seams	a Affecte	00%	3	\$4,300	
Cast in Place Concrete	Location Paint Peel	Crumbling, : Through	\$4,400 Extent : Moderate out Basement : Light, Area Affect out		-	5	\$16,800	
Ceramic Tile	3%			2038	* *	5	\$900	
Quarry Tile	3%			2042	* *	5	\$1,300	
Vinyl Tile		Crumbling,	\$3,800 Extent : Moderate out Basement	2034 , Area Ą	* * ffected : 10%	3	\$700	
Wood	50%			2044	* *	5	\$26,700	
Interior Walls								_
Concrete Masonry Unit	Water Pen		\$800 xtent : Moderate, A al Room And Gas M			5	\$600	
Glass: Single Pane	5%			LIFE	* *	5	\$4,000	
Gypsum Board	20%			LIFE	* *	5-10	\$18,100	
Masonry: Brick	3%	Now	\$3,500	LIFE	* *		4-0,-00	
	Water Pen		xtent : Moderate, A		ected : 10%			
Masonry: Fieldstone	10%			LIFE	* *	10	\$2,100	
Plaster	54%			LIFE	* *	5-10	\$24,500	
Wood	5%			LIFE	* *	5	\$21,300	
Ceilings AcousTileSusp.Lay-In	Broken/Ma Location Cracking/	: Through	Extent : Moderate			5	\$500	
T 1 116.1		. Intough	oni —	TIPE	* *		40.70 0	
Embossed Metal	50%			LIFE	* *	5	\$8,700	
Exposed Concrete	2%			LIFE	* *	5-10	\$500	
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,900	
Gypsum Board	38%			LIFE	· · · · · · · · · · · · · · · · · · ·	5-10	\$25,100	
Site Enclosure								
Fence/Gates	1000/			2064	* *			
Iron Picket	100%			2064				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure										
Free Standing Walls										
Cast in Place Concrete	100%	0-2	\$400	2079	* *					
		Cracking/Crumbling, Extent: Light, Area Affected: 5%								
			rance Eroded Joir							
			xtent : Light, Area	Affected	! : 100%					
	Location	: Main En	rance							
	Explanat	ion : Mater	ial: Cast Stone							
Retaining Walls										
Cast in Place Concrete	100%	0-2	\$200	2049	* *					
			Extent : Moderate	, Area A	ffected : 10%					
	Location	: Through	out Areaways							
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%	4+	\$400	2042	* *					
			Extent : Light, Are	ea Affect	ed : 5%					
	Location	: Through	out							
On-Site Walkways										
Cast in Place Concrete	20%	4+	\$100	2034	* *					
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affect	ed : 5%					
	Location	: Through	out							
Pavers/Stone	80%			2038	* *					
Parking/Driveway										
Asphalt	80%			2042	* *					
Cast in Place Concrete	20%			2034	* *					

ectrical	Current Repair	Future F	Replacement	М	aintenance		
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$23,100	5	\$100		
	Other Observation, Extent : Light,	Area Affected: 1	100%				
	Location: Electrical Room						
	Explanation: One 2500 Ampere	Main Disconnec	t Switch				
Switchgear / Switchboard							
Fused Disc Sw	100%	2029	\$36,300	5	\$100		
Raceway							
Conduit	100%	2029	\$34,900	1			
Panelboards							
Fused Disc Sw	5%	2028	\$800	5			
Molded Case Bkrs	95%	2028	\$15,800	5	\$500		
Wiring							
Thermoplastic	100%	2029	\$30,900	1			
Motor Controllers							
Locally Mounted	100%	2027	\$41,600	5	\$100		

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Electrical	Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%	I	IFE	* *	5	\$500	
Lighting							
Interior Lighting							
Fluorescent	20%		2034	* *	10	\$3,300	
	T-8 Lamps And Fixtu Location : Offices	res, Extent : Light, Ai	ea Afj	fected : 100%			
Fluorescent	5%	2	2024	\$3,200	10	\$800	
	T-12 Lamps And Fixt Location : Basemen	_	Area A	ffected : 100%			
Incandescent	70%	2	2024	\$170,000	2	\$300	
LED	5%	2	2039	* *			
Egress Lighting							
Emergency, Battery	50%	2	2024	\$13,500	10	\$2,200	
Exit, LED	10%	2	2069	* *	1		
Exit, Service	40%	2	2024	\$2,200	1		
Exterior Lighting							
HID	100%	2	2024	\$75,700	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%	2	2029	\$18,200	1	\$2,000	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2	2029	\$62,200	1-3	\$3,400	

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Interruptible Gas/Dual Fuel	100% Now	\$400	2049	* *	1				
	Other Observatio	n, Extent : Severe, Are	a Affecte	ed: 10%					
	Location: West	Wall							
	Explanation: O	utside Vent Needed Fo	or Oil Ta	nk Room					
Conversion Equipment									
Hot Water Boiler	100% Now	\$2,900	2034	* *	1	\$8,000			
	Leak Evident, Ext	Leak Evident, Extent: Severe, Area Affected: 50%							
	Location : Boile	Location : Boiler Number Two Has Oil Leak							
	Other Observatio	n, Extent : Light, Area	Affected	! : 100%					
	Location: Base	ment Boiler Room							
	Explanation: 2	Units							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Distribution Hot Wtr Piping/Pump	100% Now Leak Evident, Extent: Location: Pump In 2		2045 ected : 10	**	4	\$900	
Terminal Devices	-						
Air Handler	30%		2034	* *	1	\$3,300	
Convector/Radiator	70%		2034	* *	1	\$4,100	
ir Conditioning							
Energy Source Electricity	100%		2045	* *	1		
Conversion Equipment Exterior Pkg Unit -	50%		2029	\$76,000	2	\$600	
Cooling							
	Other Observation, Ex Location: Roof		Affected	: 70%			
n	Explanation: Using	K-22	2025			***	
Exterior Pkg Unit - Cooling	30%		2037	* *	2	\$300	
	Other Observation, Ex Location : On The E	· ·	Affected	: 30%			
	Explanation: One U	nit					
No Component	20%						
Terminal Devices Air Handler/Cool/Ht	100%		2034	* *	1	\$11,100	
Heat Rejection							
Dry Cooler	50%		2029	\$40,800	2	\$6,300	
Dry Cooler	30%		2037	* *	2	\$3,800	
No Component	20%						
entilation							
Distribution Ductwork/Diffusers	100% Now Malfunctioning, Exten Location: 4 Damper	•			2-5	\$10,000	
Exhaust Fans							
Interior	80% Now Not in Service, Extent Location: First Floo		2029 fected : 1	\$53,400 0%	2	\$400	
Roof	20%		2029	\$6,200	2	\$100	
lumbing H/C Water Piping						·	
Brass/Copper	100%		2049	* *	1		
Water Heater Gas Fired	100%		2024	\$11,400	2	\$300	
Sanitary Piping Cast Iron	100% Now	\$6,900	LIFE	* *	1		
	Blockage /Clogged, Ex Location: Undergro	ctent : Severe, Are	a Affecte		-		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 FLUSHING TOWN HALL

Asset #: 4380

Mechanical	nanical Current Repair Future Replaceme		ture Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year	ar Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% Now	\$2,000 LIF		* 1		
	Blockage /Clogged, Extent	: Severe, Area Affe	ected : 10%			
	Location : Basement					
Sump Pump(s)						
Non-Submersible	100%	202	4 \$2,90) 4	\$600	
Sewage Ejector(s)						
Electric	100% Now	\$2,700 203	4 *	* 4	\$700	
	Malfunctioning, Extent : S	evere, Area Affecte	d: 100%			
	Location: One Of Two U	Inits In The Baseme	ent			
Backflow Preventer						
Generic	100%	203	4 *	* 1	\$1,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIF	E *	*		
•	Other Observation, Extent	: Light, Area Affec	ted : 100%			
	Location: Basement To.	3rd Floor				
	Explanation: One Unit					
Fire Suppression	-					
Sprinkler						
No Component	40%					
Generic	60%	203	9 *	* 1-2	\$3,000	
Chemical System						
Generic	100%	202	4 \$29,10	0 1-3	\$4,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HARLEM STAGE (GATE HOUSE)

Address : 150 CONVENT AVENUE

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 13,360 Project Type : CULTURAL AFFAIRS

Date of Survey : 21-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1970 Lot : 51 BIN : 1059628

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,600	\$600		\$700
Interior Architecture	\$31,500	\$5,600	\$1,400	\$5,000
Electrical	\$1,100	\$1,100	\$900	\$900
Mechanical	\$13,900	\$4,800	\$4,000	\$4,500
Site Pavements	\$13,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,000	\$16,000	\$10,300	\$15,100
Importance Code A	\$2,300	\$1,200	\$700	\$1,400
Importance Code B	\$31,300	\$14,800	\$9,700	\$13,800
Importance Code C	\$31,500			
Total	\$65,000	\$16,000	\$10,300	\$15,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14801

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System	% of	Fail Date Estin	nated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Type								
xterior Exterior Walls								
Masonry: Brownstone	60%		ī	IFE	* *	5	\$10,400	
Masonry: Granite	40%			JFE	* *	5	\$6,900	
Windows	7070			AII L			\$0,900	
Steel	95%		2	044	* *	5	\$53,300	
Wood	5%			2044	* *	5	\$2,200	
Parapets	370			,011			Ψ2,200	
Masonry: Granite	88%		I	JFE	* *	5	\$2,900	
<u> </u>		ervation, Extent :			ected : 90%		Ψ2,500	
		: Roof Perimeter						
		ion : Granite Coi						
Masonry: Granite	10%			IFE	* *	5	\$300	
Metal Rail	2%			2041	* *	5-10	\$900	
Roof	270			70-71		2 10	φλου	
Copper/Terne	10%		2	056	* *	10	\$3,700	
Modified Bitumen	5%			2033	* *	10	\$700	
Plaza Roof: Stone Panels		2-4		2048	* *	10	Ψ700	
		ervation, Extent :	. ,		ected : 2%			
		: Plaza Deck	, , ,					
	Explanat	ion : Broken Uni	t: Shifting And	Misal	igned Units			
Slate	75%			IFE	**			
Soffits	7270							
Fiberglass Panel	100%		2	2037	* *	5		
nterior								
Floors								
Cast in Place Concrete	20%		I	IFE	* *	5	\$8,400	
Ceramic Tile	15%		2	037	* *	5	\$2,900	
Sheet Vinyl/Rubber	35%		2	2033	* *	5	\$10,100	
Vinyl Tile	20%		2	2033	* *	3	\$1,400	
Wood	10%		2	056	* *	5	\$3,600	
Interior Walls								
Glass: Special Gauge	5%		L	IFE	* *	1		
Gypsum Board	20%		L	IFE	* *	5	\$4,700	
Masonry: Brick	40%	0-2	\$31,500 L	IFE	* *			
•	Water Pen	etration, Extent :	Severe, Area A	ffecte	d : 2%			
	Location	: West Wall In B	asement					
	Other Obs	ervation, Extent :	Severe, Area A	ffecte	ed: 2%			
	Location	: Basement						
	Explanat	ion : Brick And F	ieldstone Wall.	Wate	er Penetration			
Masonry: Fieldstone	20%		I	IFE	* *			
Granite Panels	15%			IFE	* *			
Ceilings								
AcousTileSusp.Lay-In	30%		2	041	* *	5	\$6,700	
	30%			IFE	* *		+ -)	
Exposed Siluc. Steel								
Exposed Struc: Steel Gypsum Board	30%		I	IFE	* *	5	\$8,300	

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14801

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
Public Sidewalk	1000/ 0.2) 2041 **		
Cast in Place Concrete	100% 0-2 \$13,000	2041	•	
	Cracking/Crumbling, Extent: Severe	, Area Affected : 15%		
	Location: 135th Street			
On-Site Walkways				
Masonry: Granite	35%	LIFE **	•	
Pavers/Stone	65%	2037 **	•	

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$100	
	Other Observation, Extent : Light, A	rea Affected : 1	100%			
	Location : Electrical Room					
	Explanation : Main Service Discon	nect Switch Ra	ated At 2000 Am	peres		
Switchgear / Switchboard						
Fused Disc Sw	100%	2054	* *	5	\$100	
	Other Observation, Extent : Light, A	rea Affected : 1	100%			
	Location: Electrical Room					
	Explanation: 2- Vertical Sections					
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Fused Disc Sw	10%	2050	* *	5		
Molded Case Bkrs	90%	2050	* *	5	\$300	
Wiring						
Thermoplastic	100%	2054	* *	1		
Motor Controllers						
Locally Mounted	100%	2045	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	20%	2036	* *	10	\$2,500	
	Compact Fluorescent Light, Extent:	Light, Area Af	ffected : 100%			
	Location : Hallways					
Fluorescent	40%	2036	* *	10	\$4,900	
1 Idologodii	T-8 Lamps And Fixtures, Extent: Lig		ted : 100%	10	Ψ 1,500	
	Location: Offices And Basement	, ,,,, e e .				
Incandescent	30%	2036	* *	2	\$100	
LED	10%	2036	* *	_	Ψ100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14801

Electrical	Current Rep	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$1,600	
Exit, LED	50%	2063	* *	1		
Exterior Lighting						
HID	30%	2036	* *	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$1,500	
	Other Observation, Exte	nt : Light, Area Affected :	100%			
	Location: Hallways					
	Explanation: CCTV St	ırveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$8,200	
-	Other Observation, Exte	nt : Light, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation: Strobe L	ights, Manual Pull Station	is, Alarm Bells, S	moke De	tectors And Horns	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$6,600	
	Other Obs	ervation, Extent : Light, Ar	ea Affected	! : 100%			
	Location	: Basement Boiler Room					
	Explanai	tion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%	Now \$400	2044	* *	4	\$700	
1 0 1	eak Evide	ent, Extent : Moderate, Are	a Affected .	3%			
	Location	: Valves And Pumps, Boile	er Room.				
Terminal Devices							
Air Handler	20%		2036	* *	1	\$1,700	
Convector/Radiator	75%		2041	* *	1	\$3,200	
Unit Heater - Hot Water	5%		2033	* *			
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14801

Mechanical	Current Repair		Futui	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	85%			2033	* *	1	\$5,300	
			ent : Light, Area A ack Unit On Roof	ffected :	85%			
Split Unit		efrigerant, E	Extent : Light, Arec asement Communi					
No Component	10%							
Distribution CW & CHW Wtr Pipe/Pump	85%			2048	* *	4	\$800	
No Component	15%							
Terminal Devices Air Handler/Cool/Ht	Other Obs	Now servation, Ex a: 2nd Floo	\$11,000 xtent : Severe, Are r Stage	2033 a Affecte	* * ed : 30%	1	\$6,300	
			nough AC For The	2nd Flo	oor Stage			
Fan Coil - 2 Pipe No Component	5% 10%			2033	**	1	\$200	
Heat Rejection	1070							
Air Cooled Condenser Unit	90%			2033	* *	2	\$8,400	
No Component	10%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,500	
Exhaust Fans	10070			LILE		2-3	\$7,300	
Interior	100%			2033	* *	2	\$400	
Plumbing	10070			2000			\$100	
H/C Water Piping Brass/Copper	100%			2048	* *	1		
Water Heater Electric	100%			2027	\$11,300	4	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2033	* *	4	\$800	
Backflow Preventer								
Generic	100%			2036	* *	1	\$800	
Fixtures Generic	100%							
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			
Note: All component repairs \$ estim	ates are in ci	urrent dollars	and are not escalat	ed for no	tential future inflatio	n		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HARLEM STAGE (GATE HOUSE)

Asset #: 14801

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2054 **	1-2 \$3,700	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Address : 145 ARTHUR KILL ROAD

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.390 / 4494 Yr Built/Renovated : 1998 /

Area Sq Ft : 6,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4444 Lot : 35 BIN : 5141713

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$37,400
Electrical		\$63,400
Total		\$100,800
Importance Code A		\$37,400
Importance Code B		\$63,400
Total		¢100 000

Total \$100,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$600		\$14,000
Interior Architecture	\$5,200		\$200	\$300
Electrical	\$400	\$500	\$500	\$500
Mechanical	\$3,800	\$2,300	\$2,000	\$2,300
Site Pavements	\$700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,000	\$7,400	\$6,700	\$21,100
Importance Code A	\$300	\$1,000	\$300	\$14,300
Importance Code B	\$12,100	\$6,400	\$6,400	\$6,800
Importance Code C	\$1,700			
Total	\$14,000	\$7,400	\$6,700	\$21,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Architecture		Current F	Repair	Futur	e Replacemen	t	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	- 0./						_	4200	
Concrete Masonry Unit	5%			LIFE		* *	5	\$300	
Metal Panel	90%			2048		< * < *	5-10	\$51,400	
Metal Sect. OHD	5%			2041			5	\$1,300	
Windows Aluminum	100%			2044	*	*	5	\$800	
Roof	10070			2044			3	\$600	
Slate	100%			LIFE	*	* *			
Siate		Growth. F	Extent : Light, Area		1:5%				
		: Various		55					
nterior									
Floors									
Cast in Place Concrete	65%	2-4	\$3,100	LIFE	*	*	5	\$12,600	
	_	Crumbling, : Boiler Ro	Extent : Moderate oom	, Area Ą	ffected : 15%				
Ceramic Tile	5%			2037	*	*	5	\$400	
Vinyl Tile	30%	Now	\$1,200	2033	*	*	3	\$1,000	
·	Adhesion Location		tent : Moderate, A	rea Affec	eted : 10%				
	Loose Uni Location		Moderate, Area A	ffected :	20%				
Interior Walls									
Gypsum Board	Cracking/	_	\$1,000 Extent : Moderate econd Floor Windo	-	ffected : 15%	* *	5	\$2,800	
	Water Pen	etration, E	xtent : Moderate, A econd Floor Windo	Area Affe	ected : 10%				
Ceilings									
Exposed Struc: Steel	Location	: Through		LIFE Area Affe		*			
	Explana	tion : Firep	roofing Missing						
Gypsum Board	10%			LIFE	*	* *	5	\$1,100	
ite Pavements On-Site Walkways									
Pavers/Stone	-	4+ a Growth, E : Various	\$700 Extent : Severe, Are	2037 ea Affecte		*			
Parking/Driveway Asphalt	100%			2037	¥	*			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	2020	* *	_		
Fused Disc Sw	100%	2038		5		
	Other Observation, Extent : Moderation : Electrical Room	іе, Агеа Ајјесів	ea : 100%			
	Explanation : Main Service Discon	nect Switch Ra	ited At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2038	* *	5	\$200	
	Other Observation, Extent: Moderate	te, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Sections					
Raceway Conduit	100%	2038	* *	1		
Panelboards	100%	2038		1		
Fused Disc Sw	10%	2036	* *	5		
Molded Case Bkrs	90%	2036	* *	5	\$100	
Wiring					·	
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5		
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$100	
Lighting	10078	LIFE		3	\$100	
Interior Lighting						
Fluorescent	100%	2028	\$13,400	10	\$5,500	
	Other Observation, Extent : Light, A	rea Affected : I	100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Egress Lighting	500/	2020	64 100	10	\$700	
Emergency, Battery Exit, Service	50% 50%	2028 2028	\$4,100 \$800	10 1	\$700	
Exterior Lighting	3070	2026	\$800	1		
HID	20%	2028	\$4,600	10		
No Component	80%		\$.,000	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$5,600	1	\$700	
	Other Observation, Extent : Moderate Location : Hallways	te, Area Affecte	ed : 100%			
	Explanation : Intrusion Alarm Syst	em Only				
Fire/Smoke Detection	емрининон . тимын ашт Syst	cm Omy				
Generic, Digital	100%	2028	\$63,400	1-3	\$3,700	
-, 6	Other Observation, Extent : Moderate			-	4-,	
	Location : Throughout The Buildin	g				
	Explanation : Strobe Light, Manua	l Pull Stations,	Alarm Bells, Sn	noke Det	ectors	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Mechanical	chanical Current Repair		Future 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%			2048	* *	1		
Natural Gas	90%			2048	* *	1		
Conversion Equipment	,,,,							
Hot Water Boiler	90%			2033	* *	1	\$2,700	
		ervation, E	Extent : Light, Area		: 100%		7 7	
	Location	: Boiler R	oom On 1st Floor					
	Explanat	ion: 2 Uni	its					
Radiant Heater	10%			2033	* *	2	\$300	
Distribution								
Hot Wtr Piping/Pump	90%			2044	* *	4	\$400	
No Component	10%							
Terminal Devices								
Air Handler	90%			2033	* *	1	\$3,300	
No Component	10%							
Air Conditioning								
Energy Source	1000/			2011	* *			
Electricity	100%			2044	· · ·	1		
Conversion Equipment	1000/	N	\$2.400	2022	* *	1	¢2.500	
Reciprocating Compr/Chiller	100%	Now	\$2,400	2033		1	\$2,500	
Compremmer		vice, Exten : 1st Floor	t : Moderate, Area r	Affected	: 10%			
		gerant, Ext	tent : Light, Area A 1st Floor	ffected :	100%			
Terminal Devices Air Handler/Cool/Ht	Location	: Air Hand				1	\$3,700	
Heat Rejection	Expianai	ion : Direc	et Expansion Air H	anaier, w	ith Hot Water Col	и Винт п	<u>l</u>	
Air Cooled Condenser Unit	100%			2033	* *	2	\$4,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,300	
Exhaust Fans								
Interior	100%			2033	* *	2	\$200	
Plumbing H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Electric	100%			2026	\$5,100	4		
Sanitary Piping						_		
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	1000/			2022	* *	1	#400	
Generic	100%			2033	ት ች	1	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN COLLECTION CARE FACILITY

Asset #: 4494

Mechanical	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY		ycle Estimated Cost Yrs)	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent : Light,	Area Affected: 1009	%		
	Location: 1st To 2nd Floor				
	Explanation: 1 Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2048	** 1	-2 \$1,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.130 / 2381 Yr Built/Renovated : 1869 /

Area Sq Ft : 4,240 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121936

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$109,600	\$36,900
Interior Architecture	\$276,300	
Total	\$385,900	\$36,900
Importance Code A	\$109,600	\$36,900
Importance Code B	\$208,200	
Importance Code C	\$68,100	
Total	\$385,900	\$36,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,100	\$2,400		\$8,200
Interior Architecture	\$4,200			\$100
Site Enclosure	\$8,700			
Site Pavements	\$13,200			
Total	\$48,200	\$2,400		\$8,300
Importance Code A	\$22,100	\$2,400		\$8,200
Importance Code B	\$22,800			\$100
Importance Code C	\$3,400			
Total	\$48,200	\$2,400		\$8,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN EDWARDS - BARTON HOUSE

Asset #: 2381

Architecture	Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	50/		TIPE	* *	-	Φ000	
Masonry: Brick Wood	5% 95% Now	\$100,600	LIFE 2041	* *	5 5	\$800	
wood	95% NOW Dry Rot/Decay, Extent:	\$109,600 Moderate Area			3	\$36,900	
	Location: Throughout		1111100100	. 2070			
	Paint Peeling, Extent : N		Affected .	10%			
	Location: Various						
Windows							
Wood	100% Now	\$22,100	2044	**	5	\$13,200	
	Deteriorated Finish, Ext			ected : 60%			
	Location : Various Loc Glazing Broken/Cracked	_		ffeeted , 50/			
	Location : Front Entry		е, Агеа А	gjeciea . 5%			
Parapets	Bocation . 1 Total Entry						
Wood Cornice	100%		2038	* *	5-10	\$11,500	
Roof							
Copper/Terne	15%		2043	* *	10	\$3,200	
Wood Shingles	85%		2031	* *	10	\$2,400	
Interior							
Floors Vinyl Tile	2% Now	\$600	2036	* *	3		
v myr r ne	Broken/Missing Element	·		Affected : 50%	3		
	Location : Throughout		,	33			
Vinyl Tile 9" X 9"	5% Now	\$3,600	2038	* *	3	\$100	
,	Broken/Missing Element			Affected : 20%			
	Location: Various						
Wood	93% Now	\$121,600	2056	* *	5	\$5,200	
	Broken/Missing Element			ea Affected : 10%			
	Location : Various Loc	_					
	Dry Rot/Decay, Extent:		ı Affectea	! : 30%			
	Location: Throughout		Affactad	250/			
	Split/Cracked, Extent : Moderate, Area Affected : 25% Location : Throughout						
	Worn/Eroded, Extent : N		Affected :	25%			
	Location : Throughout		33				
	Other Observation, Exte	nt : Moderate, A	Area Affe	cted : 100%			
	Location: Throughout						
	Explanation: Interior	No Longer In U	se				

Maintenance \$ are aggregated over a ten-year period. Site specific 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Interior Walls Plaster	100% Now \$68,100 Broken/Missing Elements, Extent: Seve	LIFE ** re, Area Affected : 60%	5	\$2,300	
	Location: Throughout Cracking/Crumbling, Extent: Severe, A Location: Throughout	rea Affected : 70%			
	Other Observation, Extent: Moderate, Location: Throughout Explanation: Interior No Longer In U				
Ceilings	2president i Timerte. The Beinger III e				
Plaster	100% Now \$86,700 Broken/Missing Elements, Extent: Seve Location: Throughout	LIFE ** re, Area Affected : 60%	5	\$3,700	
	Cracking/Crumbling, Extent: Severe, A Location: Throughout	rea Affected : 70%			
	Other Observation, Extent : Moderate, Location : Throughout	Area Affected : 100%			
	Explanation : Interior No Longer In U	Tse .			
Site Enclosure					
Fence/Gates Wood	100% 2-4 \$3,400 Broken/Missing Elements, Extent : Mod Location : Front Entrance	2029 \$33,500 erate, Area Affected : 10%			
Retaining Walls Masonry: Fieldstone	100% 4+ \$5,300 Jnt Mortar Miss/Erod, Extent : Severe, Location : Front Entrance	2054 ** Area Affected : 20%			
Site Pavements					
Public Sidewalk Cast in Place Concrete	100% Now \$13,200 Cracking/Crumbling, Extent: Severe, A Location: Front Entrance	-			
	Misaligned/Bulging, Extent : Severe, An Location : Front Entrance	ea Affected : 60%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN GUYON STORE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,790 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121942

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$191,400	
Total	\$191,400	
Importance Code A	\$191,400	
Total	\$191,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,100			
Interior Architecture				\$1,800
Total	\$11,100			\$1,800
Importance Code A	\$11,100			
Importance Code B				\$1,800
Importance Code C				
Total	\$11,100			\$1,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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
xterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$300	
Masonry: Fieldstone	20%			LIFE	* *	5	\$1,000	
Wood	75%	Now	\$37,000	2033	* *	5	\$12,500	
	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 5%			
	Location	: Through	out					
Windows								
Wood	100%	4+	\$11,100	2036	* *	5	\$4,400	
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 25%		•	
		: Through						
	Split/Crac	ked, Extent	: Moderate, Area	Affected	: 20%			
		: Through		55				
Roof								
Wood Shingles	100%	Now	\$154,400	2043	* *			1
ood Simgro			ıt : Severe, Area A		70%			-
	•	: Through		9				
			: Moderate, Area	Affected	: 40%			
		ı : Through		1990000	, .			
nterior	2000000							
Floors								
Wood	100%			2043	* *	5	\$3,700	
Interior Walls	10070			2013			Ψ5,700	
Plaster	75%			LIFE	* *	5	\$2,200	
Wood	25%			LIFE	* *	5	\$10,000	
Ceilings	2370			<u> </u>			Ψ10,000	
Exposed Struc: Wood	100%			LIFE	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,866 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$372,600	\$35,700
Interior Architecture	\$42,500	
Mechanical		\$35,400
Total	\$415,100	\$71,100
Importance Code A	\$372,600	\$35,700
Importance Code B	\$42,500	\$35,400
Total	\$415,100	\$71 100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,200			
Interior Architecture	Ψ23,200	\$1,100		
Electrical	\$10,600	¥-,v	\$100	\$26,500
Mechanical	\$200	\$200	\$600	\$11,400
Site Pavements	\$4,200			
Total	\$40,200	\$1,400	\$600	\$37,900
Importance Code A	\$25,400	\$200	\$200	\$11,500
Importance Code B	\$10,600	\$1,200	\$400	\$26,500
Importance Code C	\$4,200	,		
Total	\$40,200	\$1,400	\$600	\$37,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset #: 2383

Architecture	Current Repair Futu		Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	5% Now	\$2,700	LIFE	* *	5	\$800	
Masonry: Brick	Jnt Mortar Miss/Erod			ffected : 25%	3	\$600	
	Location : Chimney						
	Spalling, Extent : Mo Location : Chimney		ted : 25%				
Masonry: Fieldstone	5%		LIFE	* *	5	\$600	
Wood	90% 4+	\$211,800	2041	* *	5	\$35,700	
	Split/Cracked, Extent Location : All Elevo	: Moderate, Area	Affected :	5%		,	
Windows							
Wood	100% Now Ctrwt/Balnc Not Fund		2036 ate, Area	* * Affected : 40%	5	\$13,500	
	Location: Through						
	Glazing Broken/Crac Location : Through		erate, Are	a Affected : 40%			
Roof							
Wood Shingles	100% 4+ Split/Cracked, Extent Location : Roof						
	Worn/Eroded, Extent Location : Roof	: Moderate, Area	Affected :	50%			
Interior Floors							
Panel/Paver: Cer/Brk	15%		2036	* *	5	\$2,300	
Wood	85% Now	\$42,500	2043	* *	5	\$5,400	
	Deteriorated Finish, Location: Through		, Area Affe	ected : 100%			
	Split/Cracked, Extent		Affected ·	25%			
	Location : Through		11,500,000	20,0			
Interior Walls							
Masonry: Fieldstone	15%		LIFE	* *			
Plaster	60%		LIFE	* *	5	\$1,600	
Wood	25%		LIFE	* *	5	\$8,800	
Ceilings Exposed Struc: Wood	35%		LIFE	* *			
Plaster	65%		LIFE	* *	5	\$2,800	
Site Pavements						4-,0	
On-Site Walkways							
Pavers/Stone	100% 4+	\$4,200	2037	**			
	Loose Units, Extent:	Moderate, Area Ą	ffected : 1	0%			
	Location : Various Vegetation Growth, E	Extent · Maderate	Area Affo	cted : 80%			
	Location : Various	mem . mouerule,	инеи тује	ciea . 00/0			
-	20000000						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN GUYON/LAKE/TYSON HOUSE

Asset #: 2383

Electrical	Current Rep	air Fut	ure Replacement	M	laintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	202	8 \$1,600	5	\$100	
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location: Basement					
	Explanation: No Name	eplate Rating Availab	le			
Raceway						
Conduit	100%	202	8 \$4,200	1		
Panelboards						
Molded Case Bkrs	100%	202	7 \$8,300	5	\$100	
Wiring						
Thermoplastic	100%	202	8 \$9,100	1		
Ground						
Grounding Devices						
Generic	100% 0-2	\$10,600 LIF	E **	5	\$100	
	Other Observation, Exte	nt : Moderate, Area A	ffected : 100%			
	Location: Basement					
	Explanation: Corrode	d				
Lighting						
Interior Lighting						
Incandescent	100%	202	3 \$26,400	2	\$100	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2028	\$600	1		
Conversion Equipment						
Furnace	100%	2023	\$11,200	1	\$2,300	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2028	\$35,400	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN HISTORICAL MUSEUM

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,569 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$554,100	\$44,900
Electrical	\$133,400	
Total	\$687,500	\$44,900
Importance Code A	\$554,100	\$44,900
Importance Code B	\$133,400	
Total	\$687,500	\$44,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$63,900			\$6,200
Interior Architecture	\$63,700	\$500	\$800	\$15,500
Electrical		\$800	\$700	\$2,000
Mechanical	\$3,500	\$1,900	\$4,000	\$1,900
Site Enclosure	\$200			
Site Pavements	\$400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,600	\$7,100	\$9,400	\$29,600
Importance Code A	\$64,500	\$600	\$600	\$6,800
Importance Code B	\$67,100	\$6,600	\$8,700	\$22,700
Importance Code C	\$4,000		\$100	
Total	\$135,600	\$7,100	\$9,400	\$29,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

chitecture	Current Repair	Future Repla	cement	M	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Masonry: Brick	85% Now \$427,1 Int Mortar Miss/Erod, Extent : Mo Location : Throughout	derate, Area Affected	* * : 30%	5	\$42,400	
	Loose Units, Extent : Light, Area A					
	Location: Various Locations Thr	-				
	Spalling, Extent: Moderate, Area					
	Location: Various Locations Thr	_				
	Water Penetration, Extent: Moder Location: First Floor West Wall		5%			
Masonry: Brick	5%	LIFE	* *	5	\$2,500	
•	Recent Construction, Extent : Ligh Location : Elevator Addition At I		%			
Masonry: Limestone	5% Now \$30,3	00 LIFE	* *	5	\$1,900	
•	Jnt Mortar Miss/Erod, Extent : Mo Location : Throughout	derate, Area Affected	: 20%			
Wood	5%	2033	* *	5	\$12,500	
Windows						
Wood	100% 2-4 \$56,4 Deteriorated Finish, Extent: Mode Location: Various Locations Thr	erate, Area Affected : .	**	5	\$13,500	
	Glazing Broken/Cracked, Extent : Location : Various Locations Thi		ed : 15%			
	Paint Peeling, Extent : Moderate, A	Area Affected : 30%				
	Location: Various Locations Thr	oughout				
Parapets						
Wood Cornice	100% Now \$33,6 Deteriorated Finish, Extent : Mode Location : Throughout		**	5	\$11,300	
	Split/Cracked, Extent: Moderate, A Location: Throughout	Area Affected : 25%				
Roof						
Copper/Terne	95%	2043	* *	10	\$70,600	
Skylight, Metal/Glass	5%	2048	* *	10	\$5,000	

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	400/ N	\$20,600	2027	¢152 100	2	¢1.6.200	
Carpet	40% Now Worn/Eroded, Extent Location: Through Wrinkling, Extent: N Location: Stairs	out			3	\$16,200	
	Other Observation, I Location : Through	out	Area Affe	ected : 20%			
	Explanation : Oper	s Seams					
Ceramic Tile	5%		2037	* *	5	\$1,300	
Vinyl Tile	15%		2033	* *	3	\$1,500	
	Broken/Missing Elen Location : Basemen	ıt					
	Cracking/Crumbling Location: Basemen	_					
Wood	40% Deteriorated Finish, Location: Stairs	Extent : Moderate,	2043 Area Afj	* * fected : 20%	5	\$20,200	
Interior Walls							
Ceramic Tile	5%		2037	* *	5	\$300	
Concrete Masonry Unit	5%		LIFE	* *	5	\$100	
Gypsum Board	35%		LIFE	* *	5	\$1,100	
Masonry: Brick	10%		LIFE	* *			
Plaster	40% Now	\$3,600	LIFE	* *	5	\$600	
	Cracking/Crumbling Location : First Flo		, Area A	ffected : 15%			
	Water Penetration, E Location : First Flo		Area Affe	ected : 10%			
Wood	5%		LIFE	* *	5	\$1,000	
Ceilings							
Exposed Concrete	5%		LIFE	* *	5	\$200	
Gypsum Board	70%		LIFE	* *	5	\$23,600	
Plaster	25% Now Paint Peeling, Exten			**: 30%	5	\$4,200	
	Location: Various Water Penetration, E Location: Above S	Extent : Moderate, A	Area Affe	ected : 10%			
ite Enclosure							
Fence/Gates							
Iron Picket	100%		2072	* *			
Retaining Walls	100,0		2012				
Cast in Place Concrete	100% 0-2 Cracking/Crumbling	\$200 Extent : Severe, A	2063 rea Affec	* * cted : 20%			
	Location : Main Er						

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Architecture		Current F	Repair	Futur	re Replacemen	t	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	95%			2045	*	* *			
Cast in Place Concrete	5%	2-4	\$400	2041	*	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%				

Location: Front Of Building

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 **	5	\$100	
	Other Observation, Extent: Moderate Location: Electrical Room Explanation: Main Service Disconn	-			
C:4-1	Explanation : Main Service Disconn	eci Swiich Kaiea Ai 800 Amp	peres.		
Switchgear / Switchboard Fused Disc Sw	100%	2038 **	5	\$100	
rused Disc Sw	Other Observation, Extent : Moderate		3	\$100	
	Location : Electrical Room	, mea nyeetea . 10070			
	Explanation: 1- Vertical Section				
Raceway	T. T				
Conduit	100%	2038 **	1		
Panelboards					
Fused Disc Sw	5%	2036 **	5		
Molded Case Bkrs	95%	2036 **	5	\$300	
Wiring					
Thermoplastic	100%	2038 **	1		
Motor Controllers					
Locally Mounted	100%	2033 **	5	\$100	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$200	
Lighting					
Interior Lighting	100/	2020 04.200	1.0	Ф1 100	
Fluorescent	10%	2028 \$4,200	10	\$1,100	
	T-8 Lamps And Fixtures, Extent: Mod Location: Basement	ierate, Area Affectea : 100%			
Fluorescent	10%	2028 \$4,200	10	\$1,100	
1.001.000.00	Compact Fluorescent Light, Extent : N Location : Basement	. ,		\$1,100	
Fluorescent	2%	2023 \$800	10	\$200	
1 Idolescent	T-12 Lamps And Fixtures, Extent : Mo Location : Elevators			Ψ200	
Incandescent	8%	2028 \$12,500	2		
LED	70%	2036 **			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2028	\$8,700	10	\$1,400	
Exit, Service	50%	2028	\$1,700	1		
Exterior Lighting						
Fluorescent	10%	2028	\$4,100	10	\$100	
	Compact Fluorescent Li	ight, Extent : Moderate, .	Area Affected : 100	0%		
	Location: Outside					
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Analog	100% Now	\$133,400 2038	* *	1-3	\$6,500	
	Not in Service, Extent:	Moderate, Area Affected	! : 100%			
	Location: Throughout	t The Building				

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2048	* *	1		
	10070	2048		1		
Conversion Equipment Hot Water Boiler	100%	2045	* *	1	\$5,700	
Hot water Boner	Other Observation, Extent		. 100%	1	\$5,700	
	Location: Basement	. Ligiii, mea nijecica	. 10070			
	Explanation: 2 Units					
Distribution	1					
Hot Wtr Piping/Pump	100%	2044	* *	4	\$900	
Terminal Devices						
Air Handler	75%	2036	* *	1	\$5,400	
Convector/Radiator	25%	2041	* *	1	\$900	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Reciprocating	75%	2036	* *	1	\$4,000	
Compr/Chiller						
	Other Observation, Extent	: Light, Area Affected	: 75%			
	Location: Backyard					
	Explanation: 3 Units. R	?-410a				
No Component	25%					
Terminal Devices						
Fan Coil - 2 Pipe	75%	2036	* *	1	\$2,800	
No Component	25%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2380

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser	75%		2036	* *	2	\$6,000	
Unit							
No Component	25%						
Ventilation							
Distribution	000/			di di			
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$5,800	
No Component	10%						
Exhaust Fans	000/		• • • •	ماد ماد	_	4.00	
Interior	90%		2036	* *	2	\$300	
No Component	10%						
Plumbing							
H/C Water Piping	1000/		2020	* *	1		
Brass/Copper	100%		2038	* *	1		
Water Heater	1000/		2026	Φ7.400	2	Φ200	
Gas Fired	100%		2026	\$7,400	2	\$200	
Sanitary Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/		LIDE	* *			
Hydraulic	100%		LIFE				
		ervation, Extent : Light, Area : : Basement To 2nd Floor	Affectea	! : 100%			
	Explana	tion : 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 11,825 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121944

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$629,500	\$42,400
Interior Architecture	\$244,600	
Electrical	\$268,100	
Mechanical	\$79,800	\$157,200
Site Pavements	\$137,600	
Total	\$1,359,600	\$199,600
Importance Code A	\$709,300	\$42,400
Importance Code B	\$512,700	\$157,200
Importance Code C	\$137,600	
Total	\$1,359,600	\$199,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,100			\$8,100
Interior Architecture	\$54,300			\$1,300
Electrical	\$57,800	\$700	\$700	\$20,900
Mechanical	\$9,400	\$1,600	\$1,600	\$21,300
Total	\$146,600	\$2,200	\$2,200	\$51,700
Importance Code A	\$25,100	\$1,200	\$1,200	\$9,300
Importance Code B	\$105,200	\$1,000	\$1,100	\$42,400
Importance Code C	\$16,300			
Total	\$146,600	\$2,200	\$2,200	\$51,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset #: 2386

rchitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls	20/		LIEE	* *	_	¢5,000		
Cast in Place Concrete Cast Stone/Terra Cotta	2% 3%		LIFE LIFE	* *	5 5	\$5,000 \$11,700		
Masonry: Brick	75% Now	\$502,400	LIFE	* *	5	\$37,400		
Masoniy. Bitck	Graffiti, Extent : Moderate, Area Affected : 30% Location : Various Locations Throughout							
	Horizontal Cracks, Extent : Moderate, Area Affected : 30% Location : North Facade							
	Location : North							
	Rusting Masonry Location: North	Supt, Extent : Modera Facade	te, Area 1	Affected : 30%				
		, Extent : Moderate, A us Locations Through		cted : 30%				
Masonry: Brick	10%		LIFE	* *	5	\$5,000		
Masonry: Limestone	2% Now Jnt Mortar Miss/E Location: Wind	Grod, Extent : Modera	LIFE te, Area A	* * Affected : 25%	5	\$700		
Stucco Cement	3%		2033	* *	5	\$3,700		
Wood	5%		2033	* *	5	\$12,500		
Windows								
Wood	90% Now Air Infiltration, Ex Location : Throw	\$127,100 ctent : Moderate, Area aghout	2053 a Affected	* * l : 50%	5	\$20,300		
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Split/Cracked, Ext Location : Thro	ent : Moderate, Area Ighout	Affected	: 50%				
Wood	10% Repairs in Progre Location : Libra	ss, Extent : Light, Are ry	2044 a Affecte	* * d : 100%	5	\$4,500		
Parapets								
Masonry: Brick No Component	10% 90%		LIFE	* *	5	\$200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset #: 2386

Architecture	Current Rep	Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Asphalt Shingle	75% Now	\$8,500	2031	* *			
Aspitatt Sillingle	Punct/Tear/Impact Dama Location : Throughout	age, Extent : Lig	ght, Area				
	Water Penetration, Extended Location: Throughout	nt : Light, Area					
Built-Up (BUR)	15%	¢4.400	2038	* *	10	\$4,500	
Copper/Terne	10% Now \$4,400 2043 ** Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 10% Location: Throughout						
	Water Penetration, Extended Location: Throughout	nt : Light, Area	Affected	: 10%			
Soffits Wood	100%		2026		5		
nterior							
Floors Asphalt Poured	5% Now	\$2,100	2048	* *	5	\$300	
7 ispinate i ourou	Loose/Delam Surface, Ex Location : Stairs			ffected : 40%	C	4200	
	Wrinkling, Extent : Mode Location : Stairs	erate, Area Affe	cted : 60	%			
Cast in Place Concrete	5%	#2 000	LIFE	* *	5	\$2,900	
Ceramic Tile	5% Now Cracking/Crumbling, Ext Location: Throughout	\$2,900 tent : Light, Are	2031 ea Affecte	* * d : 10%	5	\$700	
Vinyl Tile	30% 0-2 Cracking/Crumbling, Ext Location: Throughout	\$76,500 tent : Moderate,	2038 , Area Af	* * fected : 25%	3	\$3,000	
	Worn/Eroded, Extent: M Location: Throughout	loderate, Area A	Affected :	25%			
Vinyl Tile 9" X 9"	10% 0-2 Broken/Missing Elements Location: Basement Li		2038 re, Area A	* * Affected : 40%	3	\$1,000	
	Cracking/Crumbling, Ext Location: Basement Li	tent : Severe, Ai	rea Affec	ted : 50%			
Wood	5% Now Broken/Missing Elements			* * Affected : 40%	5	\$1,300	
	Location: Custodian O Dry Rot/Decay, Extent: Location: Custodian O	Severe, Area A <u>f</u>	fected : 4	10%			
Wood	40% 0-2 Deteriorated Finish, Exte	\$118,700 ent : Moderate,	2043 Area Aff	* * ected : 30%	5	\$10,100	
	Worn/Eroded, Extent : M Location : Throughout	loderate, Area A	Affected :	30%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$4,900	
Masonry: Brick	25%			LIFE	* *			
Plaster	45%	Now	\$16,300	LIFE	* *	5	\$5,500	
	Location Staining/L	: Throughout	tent : Moderate		Affected : 10% ffected : 20%			
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
Embossed Metal	10%			LIFE	* *	5	\$1,200	
Plaster	90%			LIFE	* *	5	\$15,200	
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%	Now	\$137,600	2045	* *			
	Cracking/	Crumbling, Ex	tent : Severe, A	rea Affe	eted : 20%			
	_	: Various						

lectrical	(Current Repair		Future	e Replacement	M	aintenance		
vstem Component Type	, , , ,	ail Date Estimat Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2028	\$800	5			
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Basement								
	Explanation	n : Main Service S	witch Rai	ted At 20	0 Amperes.				
Under Construction	50%								
Transformers									
Under Construction	100%								
Switchgear / Switchboard									
Fused Knife Sw	50%	2-4 \$	18,000	2058	* *	5			
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location:	Basement							
Under Construction	50%								
Raceway									
Conduit	80%			2028	\$27,900	1			
Under Construction	20%								
Panelboards									
Fused Toggle Switch	50%	2-4	\$8,300	2053	* *	5	\$100		
		l Life, Extent : Mod Throughout	derate, Ai	rea Affec	ted : 100%				
Molded Case Bkrs	20%			2027	\$3,300	5	\$100		
Under Construction	30%				. ,				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset #: 2386

Electrical		Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Wiring									
Braided Cloth	65%		\$20,100	2053	* *	1			
		-	ent : Moderate, Are	ea Affecte	ed : 100%				
	Location	: Through	out						
Thermoplastic	20%			2028	\$6,200	1			
Under Construction	15%								
Ground									
Grounding Devices									
Generic	100%		\$10,600	LIFE	* *	5	\$200		
	Other Observation, Extent : Moderate, Area Affected : 100%								
		: Basemer							
	Explana	tion : Corr	oded						
Lighting									
Interior Lighting	1000/				4444 000	4.0			
Fluorescent	100%			2023	\$131,800	10	\$10,800		
	Other Observation, Extent: Light, Area Affected: 100%								
		: Through							
	Explana	tion : T-12	Lamps						
Exterior Lighting HID	10%			2022	Ø5 000	10			
Incandescent	10%			2023	\$5,000	10			
	80%			2023	\$4,200	2			
No Component	80%								
Alarm Fire/Smoke Detection									
Generic, Digital	100%			2023	\$136,300	1-3	\$7,500		
Generic, Digital		ervation I	Extent : Moderate, 1			1-3	\$1,300		
			out The Building	11 64 11116					
		_	_	lle Man	ual Pull Stations, S	moke De	ptactors And Horns		
	Блрійниі	51100	Ligins, main De	us, man	uui 1 uu siuuons, s	more De	icciois mu mumis		

echanical	Current Repa	air Fu	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Est Total (Years)	timated Cost Ye		timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating								
Energy Source								
Natural Gas	100%	202	28	\$1,500	1			
Conversion Equipment								
Steam Boiler	100% Now	\$79,800 204	18	* *	1	\$10,500		
	On Extended Life, Extent	: Severe, Area Affec	ted : 1	00%				
	Location : Boiler Room							
	Other Observation, Exten	t : Light, Area Affec	ted : 10	00%				
	Location: Basement							
	Explanation: 1 Old Un	it And 1 Abandoned	Unit.					
Distribution								
Steam Piping/Pump	100%	202	28	\$54,500				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN OLD PUBLIC SCHOOL 28

Asset #: 2386

Mechanical	Current Re	pair Futu	re Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	90%	2026	\$59,400	1	\$3,400	
Fan Coil Unit/Heat	10%	2023	\$18,500	1	\$400	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	5%	2023	\$1,300	1		
No Component	95%					
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2028	\$18,400	1		
Galvanized Steel	80%	2026	\$43,300	1		
Water Heater						
Under Construction	100%					
	Other Observation, Exte	ent : Light, Area Affected	d: 0%			
	Location: Basement					
	Explanation: The Uni	it Has Been Removed				
Sanitary Piping						
Cast Iron	100% Now	\$9,000 LIFE	* *	1		
	Blockage /Clogged, Ext	ent : Moderate, Area Aff	ected : 5%			
	Location: Basement					
Fixtures						
Generic	100%					
	Obsolete Fixtures, Exter	nt : Severe, Area Affected	d: 100%			
	Location: Throughou	t				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.070 / 2810 Yr Built/Renovated : 1855 /

Area Sq Ft : 2,731 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 200 BIN : 5121949

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$212,900	
Interior Architecture	\$121,800	
Mechanical	\$100,600	
Site Enclosure	\$36,600	\$60,900
Total	\$471,800	\$60,900
Importance Code A	\$212,900	
Importance Code B	\$222,300	
Importance Code C	\$36,600	\$60,900
Total	\$471,800	\$60,900

Total	\$149,800	\$700	\$600	\$54,600
Importance Code C	\$31,500			
Importance Code B	\$64,800	\$600	\$500	\$47,900
Importance Code A	\$53,600	\$100	\$100	\$6,700
Total	\$149,800	\$700	\$600	\$54,600
Site Pavements	\$8,000			
Mechanical	\$43,200	\$700	\$600	\$16,800
Electrical	\$12,200			\$30,400
Interior Architecture	\$56,400			\$800
Exterior Architecture	\$30,000			\$6,600
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

rchitecture	Current Repair	Future Replacement Mainten			aintenance	ance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior								
Exterior Walls								
Wood	100% Now \$102,100 Deteriorated Finish, Extent: Moderate, Location: Throughout	2033 , Area Affecte	* * ed : 30%	5	\$17,200			
	Dry Rot/Decay, Extent : Moderate, Area Location : Throughout	a Affected : 2	0%					
	Paint Peeling, Extent : Moderate, Area Location : Throughout	Affected: 30	%					
Windows								
Wood	100% Now \$21,700 Air Infiltration, Extent: Severe, Area A Location: Throughout Broken/Missing Elements, Extent: Moa	•		5	\$2,600			
	Location: Throughout	eraic, 11rca 1	ijjeeieu . 2070					
	Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	ate, Area Affe	ected : 30%					
	Glazing Broken/Cracked, Extent : Mode Location : Various Locations Through	-	ffected : 30%					
Parapets								
Wood Cornice	100%	2038	* *	5-10	\$15,000			
Roof	000/ 27		* *					
Copper/Terne	20% Now \$8,300 Gut/DS Non Func/Miss, Extent: Moder Location: Low Roof		ected : 40%					
	Seams Open/Split, Extent : Moderate, A Location : Low Roof	rea Affected	: 30%					
Wood Shingles	80% 0-2 \$110,800 Broken/Missing Elements, Extent : Seve Location : Throughout	2043 ere, Area Affe	* * ected : 50%			1		
	Dry Rot/Decay, Extent : Severe, Area A Location : Throughout	ffected : 50%	ó					

Interior

 $^{{\}it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

rchitecture	Current Repair	Future Replacement Maintenar		aintenance	ice	
ystem Component Type		Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Floors			_	** ***		
Carpet	Punct/Tear/Impact Damage, Extent: Sever Location: Throughout Staining/Discoloring, Extent: Severe, Area Location: Throughout Wrinkling, Extent: Severe, Area Affected:	a Affected : 100%	3	\$2,400		
	Location : Throughout					
	Other Observation, Extent: Moderate, Are Location: Throughout Explanation: Building Is No Longer In U					
Ceramic Tile		2043 **	5	\$100		
Ceramic The	Broken/Missing Elements, Extent : Severe, Location : Throughout		3	\$100		
Quarry Tile	10% Now \$5,700 2 Broken/Missing Elements, Extent: Severe, Location: Old Kitchen	2041 ** Area Affected : 100%	5	\$300		
Wood	50% Now \$82,400 2 Deteriorated Finish, Extent: Moderate, Ar Location: Throughout Misaligned/Bulging, Extent: Severe, Area Location: Second Floor Punct/Tear/Impact Damage, Extent: Sever Location: Throughout Worn/Eroded, Extent: Moderate, Area Affolio	Affected : 30% re, Area Affected : 40%	5	\$2,100		
Interior Walls	0					
Plaster	Paint Peeling, Extent : Moderate, Area Affo Location : Throughout		5	\$1,100		
	Punct/Tear/Impact Damage, Extent: Sever Location: Throughout					
	Worn/Eroded, Extent : Severe, Area Affecto Location : Throughout	ea : 100%				
Wood	Punct/Tear/Impact Damage, Extent : Sever Location : Throughout		5	\$800		
	Worn/Eroded, Extent : Severe, Area Affecto Location : Throughout	ed : 100%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Architecture	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	1 Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Interior								
Ceilings								
Plaster	100% Now \$39	9,400 LIFE **	5 \$2,800					
	Cracking/Crumbling, Extent: M	oderate, Area Affected : 30%						
	Location : Throughout							
	Punct/Tear/Impact Damage, Ext	ent : Severe, Area Affected : 40%						
	Location : Throughout							
	Staining/Discoloring, Extent: M	oderate, Area Affected : 40%						
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Wood	100% 2-4 \$36	5,600 2029 \$60,900						
	Dry Rot/Decay, Extent: Severe, Area Affected: 20%							
	Location : Perimeter Of Site							
Site Pavements								
On-Site Walkways								
Pavers/Stone	100% 4+ \$8	3,000 2037 **						
	Misaligned/Bulging, Extent: Moderate, Area Affected: 30%							
	Location : Various							
	Vegetation Growth, Extent: Mod	derate, Area Affected : 10%						
	Location : Various	-						

Electrical	Current l	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100% 2-4	\$1,600	2058	* *	5		
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Basemer	ıt					
	Explanation: Main	Service Disconnec	t Switch	Rated At 600 Amp	eres. On	Extended Life	
Raceway							
Conduit	100%		2028	\$34,900	1		
Panelboards							
Fused Disc Sw	10%		2027	\$1,700	5		
Molded Case Bkrs	90%		2027	\$15,000	5	\$100	
Wiring							
Thermoplastic	100%		2028	\$30,900	1		
Ground							
Grounding Devices							
Generic	100% 2-4	\$10,600	LIFE	* *	5		
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Basemer	ıt					
	Explanation: Corr	oded					
Lighting							
Interior Lighting							
Incandescent	100%		2023	\$30,400	2	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%			2028	\$300	1		
Abandoned Location	d in Place, : Basemen	t			1	\$1,200	
Location	: Basemen	t	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 10070			
100% Not in Serv	Now vice, Exten	\$40,000 t : Severe, Area Afj	2038 fected : 1	**	1	\$1,500	
100%			2027	\$8,600	1		
100%	Now	\$60,500	2033	* *	2	\$100	
-	_			: 100%			
100%			2023	\$5,700	2	\$1,900	
100%			LIFE	* *	2-5	\$1,500	
700/			2022	\$7,100	2	\$100	
						\$100	
				. ,			
100%			2028	\$21,200	1		
Not in Ser	vice, Exten		2023 fected : 1	\$1,700	2		
Corroded, Location	Extent : Se : Through			* *	1		
	100% 100% 100% Abandoned Location Other Obsilication Explanat 100% 100% 100% R-22 Refrit Location 100% 100	% of Fail Date Total (Years) 100% 100% Now Abandoned in Place, Location: Basement Explanation: 1 Unit 100% Now Not in Service, Extend Location: Basement 100% 100% Now R-22 Refrigerant, Extra Location: Condemnt 100% 100% 100% 100% 100% 100% 100% 100% 100% Now Not in Service, Extend Location: Basement 100% 100%	100% 100% Now \$21,900 Abandoned in Place, Extent: Severe, An Location: Basement Other Observation, Extent: Light, Area Location: Basement Explanation: 1 Unit 100% Now \$40,000 Not in Service, Extent: Severe, Area Afj Location: Basement 100% 100% Now \$60,500 R-22 Refrigerant, Extent: Severe, Area Location: Condemned Unit. Basement 100%	Now \$21,900 2048	Now \$40,000 2023 \$8,600	Now Selection Selection	No of Fail Date Estimated Cost FY Estimated Cost Cycle C

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN PARSONAGE RESTAURANT

Asset #: 2810

Mechanical		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
Sump Pump(s)								
Submersible	100%	Now	\$100	2023	\$100	4	\$100	
	Obsolete Ed	quipment, Exte	ent : Severe, A	ea Affect	ted : 100%			
	Location .	: Basement						
Fixtures								
Generic	100%							
	Obsolete Fi	ixtures, Extent	: Severe, Area	Affected	! : 100%			
	Location .	: Throughout						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN SCHWIEBERT HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021,260 / 2384 Yr Built/Renovated : 1909 /

Area Sq Ft : 3,736 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121933

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$89,300	
Total	\$89,300	
Importance Code A	\$89,300	
Total	\$89,300	

Mechanical Site Enclosure	\$500 \$2,900	\$1,000	\$300	\$400
Site Pavements	\$5,600			
Total	\$96,700	\$1,300	\$300	\$19,700
Importance Code A	\$73,300	\$200	\$200	\$200
Importance Code B	\$17,800	\$1,000	\$200	\$19,500
Importance Code C	\$5,600	\$200		,



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Architecture		Current F	Repair	Futu	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls	0.50/		44 - 000			_	011 600		
Masonry: Brick		0-2 · Miss/Erod : Through	\$17,900 d, Extent : Moderat out	LIFE te, Area	* * Affected : 10%	5	\$11,600		
Masonry: Fieldstone	5%			LIFE	* *	5	\$500		
Wood	Deteriorate Location Split/Craci	: South Fa	: Moderate, Area			5	\$3,400		
Windows									
Wood	Air Infiltra Location Deteriorate Location Thermally Location Split/Crack	: Through ed Finish, : Through Inefficient, : Through	Extent : Moderate, out . Extent : Moderate out : : Moderate, Area	Area Af	fected : 50%	5	\$11,600		
Parapets									
Wood Cornice	Paint Peel Location Split/Craci	: Through	: Moderate, Area			5	\$5,600		
Roof	<u> Locumon</u>								
Metal Panel	Gut/DS No Location	: Porch etration, E	\$2,600 iss, Extent : Moder extent : Moderate, A						
Slate	90% Broken/Mi Location Water Pen	Now ssing Elem : Main Ro etration, E	\$23,100 eents, Extent : Mod of xtent : Moderate, A ll Of Second Floor	Area Affe					
nterior									
Floors									
Carpet	2%			2024	\$1,400	3	\$200		
Cast in Place Concrete	23%			LIFE	* *	5	\$2,600		
Ceramic Tile	5%			2031	* *	5	\$300		
Quarry Tile	5%			2033	* *	5	\$400		
Wood	65%			2043	· · · ·	5	\$6,400		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Architecture		Current 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	- 0./			• • • • •	de de	_	4.00	
Ceramic Tile	5%			2031	* *	5	\$300	
Masonry: Brick	10%			LIFE	* *	_	4. - 00	
Plaster	75%			LIFE	* *	5	\$1,500	
Wood	10%			LIFE	* *	5	\$2,700	
Ceilings	100/			• • • •	* *	_	4-00	
AcousTileConcealSpLn				2033	* *	5	\$700	
Plaster	85%		T	LIFE		5	\$2,800	
	Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Second Floor Office East Wall							
	Water Penetration, Extent: Light, A				: 5%			
	Location	: Second I	Floor Office East W	/all				
Wood	5%			LIFE	* *	5	\$2,300	
Site Enclosure								
Retaining Walls								
Masonry: Brick	5%	4+	\$300	2038	* *			
		issing Elem 1 : Rear Of	ients, Extent : Mod Building	erate, Ar	rea Affected : 10%			
Masonry: Fieldstone	95%	4+	\$2,600	2038	* *			
yy		r Miss/Eroc	d, Extent : Severe, A		ected : 20%			
		: Front En		55				
Site Pavements On-Site Walkways								
Pavers/Stone	100%	Now	\$5,600	2031	* *			
			nents, Extent : Mod		rea Affected : 20%			
		: Various		•	90			
	Jnt Morta	r Miss/Erod	d, Extent : Moderat	te, Area A	Affected : 20%			
		: Various	,	,	55			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2028 \$1,500	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Basement			
	Explanation: Main Service Disconnec	rt Switch Rated At 100 Amp	peres	
Raceway				
Conduit	80%	2028 \$3,100	1	
Under Construction	20%			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Toggle Switch	10%	2-4	\$800	2053	* *	5		
			Extent: Moderate,	Area Aj	fected : 10%			
		: Basemer						
		-	tent : Moderate, A	rea Affec	rted : 100%			
	Location	: Through	out					
Molded Case Bkrs	70%			2027	\$5,300	5	\$100	
Under Construction	20%							
Wiring								
Braided Cloth	50%	2-4	\$4,200	2053	* *	1		
			ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	30%			2028	\$2,500	1		
Under Construction	20%							
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemer						
	Explanat	ion : Corre	oded					
Lighting								
Interior Lighting	4007			2022	Ф2 100	10	01.200	
Fluorescent	40%	4 15		2023	\$3,100	10	\$1,300	
			tures, Extent : Mod	erate, Ar	ea Affected: 100%	Ó		
		: Basemer	ii	• • • • •	044.555			
Incandescent	60%			2023	\$11,200	2		

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,700	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2027	\$5,200	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2026	\$17,900	1	\$1,100	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2384

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%		2021	\$700	1		
No Component	90%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2026	\$14,700	1		
Water Heater							
Gas Fired	100%		2026	\$2,000	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2020	\$100	4	\$100	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 1,200 Project Type : CULTURAL AFFAIRS

Date of Survey : 28-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121947

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture Interior Architecture Electrical	\$3,700	\$500		\$10,000 \$2,200
Total	\$3,700	\$500		\$12,200
Importance Code A Importance Code B Importance Code C	\$3,700	\$500		\$10,000 \$2,200
Total	\$3,700	\$500		\$12,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset #: 14347

Architecture	Current Repair		Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)		ear Estin Y	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit		LI		* *	5	\$600	
Wood	80%	20		* *	5	\$20,000	
	=	: Light, Area Affected . Locations Throughout	10%				
Windows							
Wood	100% Now Air Infiltration, Extended Location: Throughout	\$3,700 20 t : Moderate, Area Affe out		* *	5	\$1,500	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Various Locations Throughout Glazing Broken/Cracked, Extent: Moderate, Area Affected: 30%						
	Location : Through		11.00.11990				
	· ·	: Moderate, Area Affec	ted · 30%				
	Location : Exterior						
Roof							
Asphalt Shingle	100%	20	31	* *	10	\$500	
nterior							
Floors							
Cast in Place Concrete	20%	LI	FE	* *	5	\$1,300	
Wood	80%	20	43	* *	5	\$4,300	
Interior Walls							
Gypsum Board	90%	LI	FE	* *	5	\$600	
Plaster	10%	LI	FE	* *	5		
Ceilings							
Gypsum Board	90%	LI	FE	* *	5	\$3,300	
Plaster	10%	LI	FE	* *	5	\$200	

Electrical	Current Repair	Future F	Replacement	M	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	50%	2058	* *	5				
	Recent Installation, Extent : La Location : Basement	ight, Area Affected : 1	100%					
Under Construction	50%							
Transformers								
Under Construction	100%							
Switchgear / Switchboard								
Under Construction	100%							
Raceway								
Conduit	50%	2058	* *	1				
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location: Basement							
Under Construction	50%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN SEAMAN COTTAGE

Asset #: 14347

Electrical	Current Re	pair Fu	Future Replacement		M			
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Ye	ar Estimated Y	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	20%	205	53	* *	5			
	Recent Installation, Ext Location : Basement	tent : Light, Area Affec	eted : 100%					
Under Construction	80%							
Wiring								
Thermoplastic	50%	205	58	* *	1			
	Recent Installation, Ext Location : Basement	tent : Light, Area Affec	eted : 100%					
Under Construction	50%							
Ground								
Grounding Devices								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	50%	203	38	* *	10	\$600		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement							
	Explanation: Recentl	ly Installed; T8 Lamps						
Under Construction	50%	-						
Alarm								
Fire/Smoke Detection								
Under Construction	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,795 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121941

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,200			\$35,200
Interior Architecture	\$28,000			
Electrical				
Mechanical	\$200	\$200	\$600	\$200
Total	\$31,500	\$300	\$600	\$35,500
Importance Code A	\$3,500	\$200	\$200	\$35,500
Importance Code B	\$24,200		\$400	
Importance Code C	\$3,800			
Total	\$31,500	\$300	\$600	\$35,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Asset #: 2385

Total 25% Int Mortan Location Spalling, E	(Years) Now	Estimated Cost \$3,100	FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Int Mortar Location Spalling, E	· Miss/Eroa		LIDD				
Int Mortar Location Spalling, E	· Miss/Eroa		TIDD				
Int Mortar Location Spalling, E	· Miss/Eroa		TIDD				
	Extent : Mod : Through	out derate, Area Affect		* * Affected : 20%	5	\$1,800	
75%			2033	* *	5	\$27,700	
						4 17111	
Deteriorat Location Glazing Bi	ed Finish, I : Various I oken/Crac	Locations Through ked, Extent : Mode	out erate, Are		5	\$400	
90%			2043	* *	10	\$21,400	
10%			2024	\$18,900	10	\$300	
Location Cracking/C	: Basemen Crumbling,	t Extent : Moderate					
			2043 Area Aff	* * fected : 20%	5	\$4,600	
Cracking/C	Crumbling,	_	LIFE ea Affecte	* * ed : 20%	5	\$1,300	
25%			LIFE	* *	5	\$5,700	
						·	
25%			LIFE	* *			
Cracking/C	Crumbling,		LIFE , Area Aj	* * ffected : 15%	5	\$1,700	
	_		Affected	: 10%			
1000/			2020	ند ب			
100%			2038	· · ·			
1000/			2021	* *			
	100% Deteriorat Location Glazing Br Location 90% 10% Sroken/Mi Location Cracking/C Location 75% Deteriorat Location 25% 25% 75% Cracking/C Location Paint Peel	100% Now Deteriorated Finish, I Location: Various I Glazing Broken/Crack Location: Various I 90% 10% 5% Now Broken/Missing Elem Location: Basemen Cracking/Crumbling, Location: Stairs To 75% Now Cracking/Crumbling, Location: Throughe 25% 25% 75% Now Cracking/Crumbling, Location: Second F Paint Peeling, Extent Location: Second F	25% Now \$3,900 Deteriorated Finish, Extent: Moderate, Location: Various Locations Through Glazing Broken/Cracked, Extent: Mode Location: Various Locations Through 10% 5% Now \$2,400 Broken/Missing Elements, Extent: Moderate Location: Basement Cracking/Crumbling, Extent: Moderate Location: Basement 95% 0-2 \$17,900 Deteriorated Finish, Extent: Moderate, Location: Stairs To Basement 75% Now \$3,800 Cracking/Crumbling, Extent: Light, Are Location: Throughout 25% 25% 75% Now \$3,900 Cracking/Crumbling, Extent: Moderate Location: Second Floor Paint Peeling, Extent: Moderate, Area Location: Second Floor	100% Now \$200 2036 Deteriorated Finish, Extent: Moderate, Area Aff Location: Various Locations Throughout Glazing Broken/Cracked, Extent: Moderate, Area Location: Various Locations Throughout 90% 2043 10% 2024 5% Now \$2,400 2038 Broken/Missing Elements, Extent: Moderate, Area Location: Basement Cracking/Crumbling, Extent: Moderate, Area Aff Location: Basement 95% 0-2 \$17,900 2043 Deteriorated Finish, Extent: Moderate, Area Aff Location: Stairs To Basement 75% Now \$3,800 LIFE Cracking/Crumbling, Extent: Light, Area Affected Location: Throughout 25% LIFE 25% LIFE 25% LIFE 75% Now \$3,900 LIFE Cracking/Crumbling, Extent: Moderate, Area Aff Location: Second Floor Paint Peeling, Extent: Moderate, Area Affected Location: Second Floor	100% Now \$200 2036 ** Deteriorated Finish, Extent: Moderate, Area Affected: 20% Location: Various Locations Throughout Glazing Broken/Cracked, Extent: Moderate, Area Affected: 10% Location: Various Locations Throughout 90% 2043 ** 10% 2024 \$18,900 5% Now \$2,400 2038 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 30% Location: Basement Cracking/Crumbling, Extent: Moderate, Area Affected: 40% Location: Basement 95% 0-2 \$17,900 2043 ** Deteriorated Finish, Extent: Moderate, Area Affected: 20% Location: Stairs To Basement 75% Now \$3,800 LIFE ** Location: Throughout 25% LIFE ** 25% LIFE ** 25% LIFE ** 75% Now \$3,900 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Second Floor Paint Peeling, Extent: Moderate, Area Affected: 10% Location: Second Floor Paint Peeling, Extent: Moderate, Area Affected: 10% Location: Second Floor	100% Now	100% Now \$200 2036 ** * 5 \$400

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN STEPHENS-BLACK HOUSE/GEN. STORE

Asset #: 2385

Electrical	Curre	ent Repair	Future Replacement		М	Maintenance	
System Component Type	% of Fail D Total (Year	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	50%		2038	* *	5	\$100	
	Other Observatio	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Base	ment					
	Explanation : M	Iain Service Disconnec	ct Switch	Rated At 100 Amp	eres		
Under Construction	50%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	80%		2038	* *	1		
Under Construction	20%						
Panelboards							
Fused Disc Sw	5%		2036	* *	5		
Molded Case Bkrs	65%		2036	* *	5	\$100	
Under Construction	30%						
Wiring							
Thermoplastic	70%		2038	* *	1		
Under Construction	30%						
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Incandescent	100%		2028	\$27,900	2	\$100	

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	100%	2033	* *	1	\$2,400	
	Other Observation, Extent : Ligi	ht, Area Affected : 100	9%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,700	
Plumbing						
H/C Water Piping						
Galvanized Steel	10%	2026	\$2,200	1		
No Component	90%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN THIRD COUNTY COURTHOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 7,447 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121946

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$187,700	
Interior Architecture	\$108,500	
Electrical	\$54,500	
Mechanical		\$41,600
Site Enclosure		\$109,300
Total	\$350,600	\$150,900
Importance Code A	\$187,700	
Importance Code B	\$163,000	\$41,600
Importance Code C		\$109,300
Total	\$350,600	\$150,900

\$39,300 \$32,200	\$000	\$200	\$9,700
\$39,300	\$000	\$200	\$9,700
¢20.200	\$600	\$200	¢0.700
\$47,700	\$700	\$700	\$800
\$119,300	\$1,400	\$1,000	\$10,500
\$5,500			
\$29,300			
\$1,600	\$1,300	\$1,000	\$7,400
\$12,200			\$2,800
\$23,800			\$300
\$47,000			
FY 2020	FY 2021	FY 2022	FY 2023
	\$47,000 \$23,800 \$12,200 \$1,600 \$29,300 \$5,500 \$119,300 \$47,700	\$47,000 \$23,800 \$12,200 \$1,600 \$29,300 \$5,500 \$119,300 \$47,700 \$700	\$47,000 \$23,800 \$12,200 \$1,600 \$29,300 \$5,500 \$119,300 \$1,400 \$1,000 \$1,000 \$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

chitecture	Current Repair	Future Replacement Maintenance		aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
erior Exterior Walls						
Masonry: Brick	70% Now \$139,300 Int Mortar Miss/Erod, Extent : Modera		5	\$13,800		
	Location: Various Locations Through Paint Peeling, Extent: Moderate, Area Location: Various Locations Through	Affected: 15%				
	Spalling, Extent : Moderate, Area Affect Location : Various Locations Through					
Masonry: Brick	5% Now \$6,600 Int Mortar Miss/Erod, Extent: Modera Location: Chimney And Throughout		5	\$1,000		
	Water Penetration, Extent : Light, Area Location : Chimney Worn/Eroded, Extent : Moderate, Area					
	Location: Chimney And Throughout					
Masonry: Brownstone	20% Now \$41,700 Cracking/Crumbling, Extent : Moderate Location : North Facade	LIFE ** e, Area Affected : 5%	5	\$3,000		
	Jnt Mortar Miss/Erod, Extent : Modera Location : North Facade					
	Other Observation, Extent: Moderate, Location: Front Elevation Explanation: Peeling Paint	Area Affected : 20%				
Wood	5% Now \$7,300 Deteriorated Finish, Extent: Moderate Location: Various Locations Through	==	5	\$2,500		
Windows						
Wood	100% Now \$11,400 Deteriorated Finish, Extent: Moderate Location: Frames	2036 ** , Area Affected : 30%	5	\$6,800		
	Glazing Broken/Cracked, Extent : Mode Location : Various Locations Through Split/Cracked, Extent : Moderate, Area	hout				
	Location : Frames					
Parapets Wood Cornice	1000/ NI #20.000	2038 **	E	¢10.500		
wood Cornice	100% Now \$20,900 Paint Peeling, Extent: Moderate, Area Location: Throughout Split/Cracked, Extent: Moderate, Area	Affected: 25%	5	\$10,500		
	Location : Throughout					
Roof	1000/ 31 07 100	2042 **				
Copper/Terne	100% Now \$7,400 Water Penetration, Extent: Moderate, Location: Over Main Hall On Second	Area Affected : 15%				
Soffits						
Wood	100%	2041 **	5			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Architecture		Current I	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors		4	4- 000	• • • •	de de		4000	
Carpet	5%	4+	\$7,800	2030	**	3	\$800	
	_	nscoloring, Through :	, Extent : Severe, A	rea Affec	cted: 100%			
			oui : : Moderate, Area	Affortad	. 500/			
		iea, Exieni : Through		Ајјестеа .	: 30%			
		_	oui ight, Area Affectea	1 . 15%				
	_	: Through		. 15/0				
Continuity Comments		. Inrough	oui -	LIEE	* *	-	¢1 200	
Cast in Place Concrete	5%	4	¢100 500	LIFE	* *	5	\$1,200	
Wood	90% Staining/D	4+ Discolarina	\$108,500 Extent : Moderate	2043		5	\$9,200	
	_	_	, Extent : Moderate d Second Floor Pu	-	-			
			: Moderate, Area	-				
			. Moderale, Area d Second Floor Pu					
Interior Walls	Locuiton	. 1 1/5/11/1	a secona i too. i ti	one spac				
Plaster	100%			LIFE	* *	5	\$2,200	
Tuber		ing, Extent	: Light, Area Affe		Ó	J	Ψ2,200	
		_	Locations Through					
Ceilings								
Plaster	100%	Now	\$16,000	LIFE	* *	5	\$6,800	
	Cracking/0	Crumbling,	Extent : Moderate	e, Area Aj	ffected : 15%			
	Location	: Second I	Floor Court Room,	Basemer	ıt			
	Water Pen	etration, E	xtent : Moderate, 1	Area Affe	cted : 10%			
	Location	: Second I	Floor Main Hall					
ite Enclosure								
Fence/Gates		4		• • • • •	ale ale			
Iron Picket	5%	4+	\$100	2048	**			
			Extent : Moderate, 1	Area Affe	cted : 10%			
TT 1		: Various		2026	Ф100 200			
Wood	95%			2026	\$109,300			
Free Standing Walls	1000/	4+	\$26,600	2054	* *			
Masonry: Brick	100% Broken/Mi		\$26,600 nents, Extent : Seve	2054	Affected : 5%			
		: Rear Of		re, Area	Affecteu . 570			
		_	d, Extent : Severe, .	Area Affe	ected · 30%			
		: Rear Yai		irea rijje	.c.ca . 5070			
Retaining Walls								
Masonry: Fieldstone	100%	4+	\$2,600	2048	* *			
<i>y</i> : = =======			d, Extent : Modera		Affected : 20%			
		: Front Of						
			Extent : Severe, Are	a Affecte	d: 20%			
	Location	: Main En	trance					
	Explanat	ion : Gran	ite Retaining At M	ain Entra	ınce. Joints Failin	g. Need I	Pointing	

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Architecture	Current Repair		Future Replacement		Maintenance				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
te Pavements On-Site Walkways									
Cast in Place Concrete	10%			2041	* *				
Masonry: Granite	10%	4+	\$500	LIFE	* *				
		: Miss/Erod : Front Er	d, Extent : Severe, atrance	Area Affe	ected : 20%				
Pavers/Stone	80%	Now	\$3,000	2041	* *				
		ssing Elem : Various	ents, Extent : Seve	ere, Area	Affected : 10%				
		Miss/Erod : Various	d, Extent : Severe,	Area Affe	ected : 80%				
	Loose/Delam Surface, Extent : Severe, Area Affected : 50% Location : Various								
Parking/Driveway									
Asphalt	100%	4+	\$2,100	2031	* *				
	Cracking/O	Crumbling,	Extent: Moderate	e, Area Ą	ffected : 20%				
	Location	: Parking	In Rear						

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	50%		2048	* *	5	\$100	
	Other Observation	ı, Extent : Light, Area	Affected	: 100%			
	Location: Basen	nent					
	Explanation: Mo	ain Service Disconnec	t Switch	Rated At 100 Amp	eres.		
Under Construction	50%						
Transformers							
Under Construction	100%						
Switchgear / Switchboard							
Under Construction	100%						
Raceway							
Conduit	80%		2028	\$7,600	1		
Under Construction	20%						
Panelboards							
Fused Toggle Switch	30% 2-4	\$5,000	2053	* *	5		
	On Extended Life,	Extent: Moderate, An	rea Affec	ted : 100%			
	Location: 1st Fl	oor					
Molded Case Bkrs	50%		2050	* *	5	\$100	
Under Construction	20%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Electrical	С	urrent Repair	Futur	Future Replacement Maintenance			
System Component Type		nil Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth		2-4 \$7,1		* *	1		
	Insulation Age Location : T	ed, Extent : Moderate Throughout	e, Area Affecte	d : 100%			
Thermoplastic	20%		2054	* *	1		
Under Construction	20%						
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	20%		2028	\$27,300	10	\$1,400	
	Compact Fluo	orescent Light, Exten	t : Moderate, A	Area Affected : 100	0%		
	Location : B	Basement					
Incandescent	40%		2023	\$54,500	2	\$100	
LED	40%		2036	* *			
Egress Lighting							
Exit, LED	100%		2063	* *	1		
Exterior Lighting							
Incandescent	10%		2023	\$2,700	2		
No Component	90%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2043	* *	5	\$200	
	Other Observ	ation, Extent : Moder	ate, Area Affe	cted : 100%			
	Location : R	Roof					
	Explanation	: Copper					

Mechanical	Current Repair	Future	Future Replacement		aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2048	* *	1			
Conversion Equipment							
Steam Boiler	100%	2041	* *	1	\$7,400		
	Other Observation, Extent :	Light, Area Affected:	100%				
	Location : Basement Boile	er Room					
	Explanation: 1 Unit						
Distribution							
Steam Piping/Pump	100%	2038	* *				
Terminal Devices							
Convector/Radiator	100% Now	\$800 2026	\$41,600	1	\$2,200		
	Leak Evident, Extent : Mode	erate, Area Affected : 5	5%				
	Location: 2 Valves. 1st A	nd 2nd Floor					

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2379

Mechanical	Current Repair Future Replacement		Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2023	\$1,600	1		
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2026	\$34,100	1		
Water Heater							
Gas Fired	100%		2023	\$4,700	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2021	\$300	4	\$200	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN TREASURE HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 3,960 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4441 Lot : 1 BIN : 5121939

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$206,700	
Total	\$206,700	
Importance Code B	\$133,200	
Importance Code C	\$73,500	
Total	\$206.700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,000	\$3,200		\$9,200
Interior Architecture	\$18,800			
Total	\$21,800	\$3,200		\$9,200
Importance Code A	\$3,000	\$3,200		\$9,200
Importance Code B	\$18,800			
Importance Code C				
Total	\$21,800	\$3,200		\$9,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1598

Architecture	Current Repair		Future 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	\$400	
Masonry: Fieldstone	45%			LIFE	* *	5	\$2,500	
Wood	50%			2033	* *	5	\$18,400	
Windows						_	* * * * *	
Wood	100%	2-4	\$3,000	2053	**	5	\$400	
	-		t : Moderate, Area	ı Affected	t : 20%			
		: Througho			1.00			
			et, Extent : Modera	ate, Area	Affected: 30%			
		: Through		4 4 6	C4-1. 200/			
		ea Finish, 1 : Througho	Extent : Moderate,	Area Afj	tectea : 30%			
D C	Location	. Inroughe	ж					
Roof Wood Shingles	100%			2031	* *	10	\$3,200	
nterior	10070			2031		10	\$3,200	
Floors								
Wood	100%	Now	\$94,000	2056	* *	5	\$4,800	
,, ood			Extent : Moderate,		fected : 70%	5	Ψ1,000	
		: Througho		33				
		_	, Extent : Severe, A	Area Affe	ected : 50%			
		: Through		30				
	Split/Crac	ked, Extent	: Severe, Area Aff	ected : 4	0%			
	-	: Through						
	Other Obs	ervation, E.	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Througho	out					
	Explana	ion : No Lo	onger In Use					
Interior Walls								
Plaster		Now	\$38,200	LIFE	* *	5	\$1,300	
		-	ents, Extent : Seve	re, Area	Affected : 100%			
		: Througho						
	_	_	Extent : Severe, A	rea Affec	cted : 100%			
	Location	: Througho	out					
Wood	25%		\$35,300	LIFE	* *	5	\$5,700	
		-	ents, Extent : Seve	re, Area	Affected : 70%			
		: Through						
			Extent : Severe, Ar	ea Affect	ted : 70%			
		: Through						
	-		: Severe, Area Aff	ected: 4	0%			
	Location	: Througho	out					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 HISTORIC RICHMOND TOWN TREASURE HOUSE

Asset #: 1598

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings							
Exposed Struc: Wood	25% Now Insect/Bird Damage, E Location: Basement Split/Cracked, Extent: Location: Attic						
Plaster	75% Now Broken/Missing Element Location: Throughout Cracking/Crumbling, Et Location: Throughout Punct/Tear/Impact Dan Location: Throughout Throughout Punct/Tear/Impact Dan Location: Throughout Throughout Punct/Tear/Impact Dan Location: Thro	it Extent : Severe, A it nage, Extent : Se	rea Affec	ted: 80%	5	\$1,700	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : HISTORIC RICHMOND TOWN VOORLEZER'S HOUSE

Address : 441 CLARKE AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0021.100 / 1595 Yr Built/Renovated : 1695 /

Area Sq Ft : 2,540 Project Type : CULTURAL AFFAIRS

Date of Survey : 27-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1

Block : 4441 Lot : 1 BIN : 5121939

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$145,600	
Interior Architecture	\$64,800	
Total	\$210,400	
Importance Code A	\$145,600	
Importance Code B	\$64,800	
Total	\$210,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,900			
Interior Architecture				
Electrical				
Mechanical	\$6,400	\$200	\$400	\$200
Total	\$14,300	\$200	\$400	\$200
Importance Code A	\$14,100	\$100	\$100	\$100
Importance Code B	\$200	\$100	\$300	\$100
Importance Code C				
Total	\$14,300	\$200	\$400	\$200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1595

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Masonry: Brick	3% Now \$2,100	LIFE **	5	\$200	
	Jnt Mortar Miss/Erod, Extent : Modera	ite, Area Affected : 25%			
	Location: Chimney	Arrag Affactad . 150/			
	Water Penetration, Extent: Moderate, Location: Chimney	Area Affectea : 15%			
Maganny Eigldstan	10%			\$500	
Masonry: Fieldstone	87% Now \$45,100	LIFE ** 2033 **	5 5	\$300 \$15,200	
Wood	Dry Rot/Decay, Extent: Moderate, Are	2033	3	\$13,200	
	Location: Throughout	a rijjecica . 1070			
	Paint Peeling, Extent : Moderate, Area	Affected: 15%			
	Location: Various Locations Through				
Windows	-				
Wood	100% 2-4 \$5,800	2053 **	5	\$700	
	Deteriorated Finish, Extent: Moderate	, Area Affected : 75%			
	Location : Throughout				
	Split/Cracked, Extent : Moderate, Area	Affected: 60%			
	Location : Throughout				
Roof	1000/ Ni ¢100 500	2027 **			
Wood Shingles	100% Now \$100,500 Broken/Missing Elements, Extent: Mod	2037			
	Location: Throughout	ieraie, mea mjecica . 2070			
	Water Penetration, Extent: Light, Area	a Affected : 40%			
	Location: Throughout				
Interior					
Floors					
Wood	100% Now \$64,800	2043 **	5	\$3,300	
	Deflection Evident, Extent : Moderate,	Area Affected : 40%			
	Location: Second Floor				
	Split/Cracked, Extent : Moderate, Area	Affected: 50%			
	Location: Throughout	A A 1 . 1000/			
	Other Observation, Extent : Moderate, Location : Second Floor	Area Affeciea : 100%			
	Explanation: Second Floor Is Saggin	ng And Is No Longer In Use	For Publ	ic Tours	
Interior Walls	Expenses of Second Leon is Suggin	o 15 110 Donger In Ose	- 0, 1 nO	.c 10ms.	
Masonry: Brick	3%	LIFE **			
Plaster	27%	LIFE **	5	\$300	
Wood	70%	LIFE **	5	\$11,900	
Ceilings					
Exposed Struc: Wood	100%	LIFE **			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1595

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estir FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2054	* *	5	\$100	
	Other Observation, Extent : Light, A	rea Affected : 100	%			
	Location: Basement					
	Explanation : No Available Namep	late Rating Capac	city			
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Molded Case Bkrs	100%	2050	* *	5	\$100	
Wiring						
Thermoplastic	100%	2054	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$2,300	
	${\it Compact Fluorescent Light, Extent:}$	Light, Area Affect	ted : 100%			
	Location: Throughout The Buildin	g				

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Furnace	100%	Now	\$6,200	2038	* *	1	\$1,100	
	Not in Serv	vice, Extent	t : Severe, Area Af	fected : 1	00%			
	Location	: Basemen	t - Destroyed By H	Iurricane	Sandy Flooding			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,400	
Terminal Devices								
Convector/Radiator	100%			2026	\$14,200	1	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2054	* *	1		
No Component	90%							
Sump Pump(s)								
Submersible	100%			2020	\$100	4	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Address : 161-04 JAMAICA AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 38,977 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Jun-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 10101 Lot : 11 BIN : 4215617

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$451,700	\$193,600
Interior Architecture	\$159,700	\$96,300
Electrical		\$311,800
Total	\$611,400	\$601,700
Importance Code A	\$451,700	\$193,600
Importance Code B	\$159,700	\$408,200
Total	\$611,400	\$601,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$51,300		\$10,000	
Interior Architecture	\$199,300			\$8,000
Electrical	\$21,100	\$1,300	\$1,600	\$1,100
Mechanical	\$73,500	\$9,700	\$9,300	\$10,100
Site Enclosure	\$700			
Site Pavements	\$22,500	\$200	\$200	\$5,300
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$383,200	\$26,000	\$35,900	\$39,400
Importance Code A	\$55,200	\$3,900	\$13,800	\$3,900
Importance Code B	\$245,000	\$22,000	\$21,800	\$30,200
Importance Code C	\$83,000	\$200	\$200	\$5,300
Total	\$383,200	\$26,000	\$35,900	\$39,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset #: 3004

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	* *	5	\$121,800		
Masonry: Granite	2%	0-2	\$4,600	LIFE	**	5	\$1,300		
			l, Extent : Light, A	rea Affec	ted : 10%				
34	-	: Through		TIPE	* *		Ø1 (200		
Masonry: Limestone	25%	0-2	\$146,800 l, Extent : Light, A	LIFE		5	\$16,300		
		: Through		rea Ajjec	nea : 5%				
Metal Panel	3%	. Through) iii	2049	* *	5-10	\$18,000		
Windows	370			2049		3-10	\$10,000		
Metal Clad	25%	2-4	\$13,300	2028	\$132,600	5	\$7,200		
Wiener Clad			ct, Extent : Modera			5	Ψ7,200		
		: Through			35				
	Deteriorate	ed Finish, I	Extent : Light, Are	a Affecte	d : 100%				
	Location: Throughout								
		Other Observation, Extent : Light, Area Affected : 100%							
		: West Sid							
					ew Construction N	ext Door			
Steel	35%	0-2	\$186,600	2054	* *	5	\$20,100		
		_	xtent : Light, Area	Affected	: 35%				
		Location: Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Throughout								
		_	ли d, Extent : Modera	ite Area	Affected : 20%				
		: Through		iie, 111eu	nyeciea . 2070				
		_	nt : Moderate, Are	ea Affecte	ed : 30%				
	_	: Through		33					
Wood	40%	Now	\$57,300	2037	* *	5	\$18,300		
., 352			ents, Extent : Mod		rea Affected : 5%	C	Ψ10,200		
		: First Flo							
	Ctrwt/Baln	c Not Fund	ct, Extent : Moderd	ate, Area	Affected: 5%				
	Location	: Through	out Basement						
			Extent : Light, Are	a Affecte	d : 100%				
		: North Fa							
			Extent: Moderate	e, Area A	ffected : 75%				
		: North Fa		A.CC - 1	. 500/				
	•		: Moderate, Area	Affected	: 50%				
	Location	: North Fa	сиае						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset #: 3004

Architecture	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	oate Estimated Cost rs)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Masonry: Brick	60% 2-4 \$17,500 LIFE ** 5 \$2,700 Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 10%						
Masonry: Limestone	Location : Nort	v \$15,900 ling, Extent : Moderate h Facade Erod, Extent : Modera			5	\$1,100	
		Extent : Moderate, Are	ea Affected	: 10%			
Metal Rail	20% Deteriorated Final Location: 4th I	ish, Extent : Light, Are Floor Roof	2042 ea Affected	* * : 25%	5-10	\$16,400	
Roof							-
Modified Bitumen	95% 2034 ** 10 \$22,100 Other Observation, Extent: Light, Area Affected: 30% Location: Lower Roof Explanation: Protected With Plywood From Construction Next Door						
Cl. 1' 1 . M . 1/Cl		Totected With I tywood		**		#2.000	
Skylight, Metal/Glass	5%		2049	~ ~ ~	10	\$3,900	
Soffits Masonry: Limestone	100%		LIFE	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING FORMER REGISTER BLDG.

Asset #: 3004

rchitecture	Current Repair Future Replacement Maintenance						
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors	200/ 1	ФО 2 ООО	2025	#165.000	2	¢17.500	
Carpet	20% Now Punct/Tear/Impact Do Location: Theater A Staining/Discoloring, Location: Througho Worn/Eroded, Extent Location: Througho	and Throughout Extent : Light, Ar out : Moderate, Area	ea Affectea	l : 50%	3 %	\$17,500	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Basement		LIFE rea Affecte	* * ed : 10%	5	\$6,400	
Ceramic Tile	13% Now Cracking/Crumbling, Location: First Floor		2032 e, Area Affe	* * ected : 50%	5	\$3,800	
Mosaic Tile	5% Now Cracking/Crumbling, Location: Main Ent			* * ected : 10%	5	\$3,600	
Marble Panels	2% Now Cracking/Crumbling, Location: Stair To I Loose Units, Extent: Location: Stair To I	Basement Severe, Area Affec		** ed : 25%	5	\$900	
Sheet Vinyl/Rubber	5%		2029	\$96,300	5	\$4,400	
Vinyl Tile	25% Now Broken/Missing Eleme Location: Basement Worn/Eroded, Extent Location: Basement	t : Moderate, Area .			3	\$5,500	
V:1 T:1- 0!! V 0!!	-		2020	* *	2	¢1 100	
Vinyl Tile 9" X 9"	5% Now Broken/Missing Eleme Location: 3rd Floor Cracking/Crumbling, Location: 3rd Floor Worn/Eroded, Extent Location: 3rd Floor	Extent : Moderate : Moderate, Area .	e, Area Affe	a Affected : 15%	3	\$1,100	
Wood	20% Now Deteriorated Finish, I Location: Througho Punct/Tear/Impact Do Location: Througho	out amage, Extent : M			5	\$10,900	
	Split/Cracked, Extent Location: Througho	: Moderate, Area out					
	Worn/Eroded, Extent Location : Througho		Affected : :	50%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile			\$5,200 Extent : Light, Are Throughout	2038 ea Affect	* * ed : 10%	5	\$1,700		
Gypsum Board	30%			LIFE	* *	5-10	\$34,600		
Metal Panel	5%			LIFE	* *	10	\$1,500		
Plaster	55%	Now	\$33,300	LIFE	* *	5	\$11,200		
	_	_	Extent : Moderate ir Throughout	, Area A	ffected : 25%				
Plaster	5%			LIFE	* *	5-10	\$2,900		
Ceilings									
Gypsum Board	30%			LIFE	* *	5-10	\$60,200		
Metal Panel		Now	\$2,700	LIFE	* *	5	\$3,600		
		_	xtent : Moderate, A Throughout	Area Affe	cted : 25%				
Plaster	60%	Now	\$10,200	LIFE	* *	5	\$21,900		
	Location Water Pen	: At Stairs	xtent : Moderate, A						
Plaster	5%			LIFE	* *	5-10	\$5,000		
Site Enclosure									
Fence/Gates	7.50/	3.T	Φ 7 00	20.40	* *				
Chain Link	Impact Da	_	\$700 ent : Moderate, Are rd At HVAC Unit	2049 ea Affecte					
Iron Picket	25%			2049	* *				
		ed Finish, : Through	Extent : Light, Are out	a Affecte	d : 25%				
Retaining Walls									
Cast in Place Concrete	100%			2064	* *				
Site Pavements Public Sidewalk									
Cast in Place Concrete	_	4+ Crumbling, : Basemen	\$800 Extent : Light, Are at Access	2042 ea Affect	* * ed : 10%				
Pavers/Stone	_	0-2 Crumbling, : Through	\$3,600 Extent : Light, Ard out	2032 ea Affect	* * ed : 10%				
	_	bsiding, E : Through	xtent : Light, Area . out	Affected	: 5%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	25%			2032	* *			
Cast in Place Concrete	50%	Now	\$1,800	2034	* *			
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10% Location: South Side At Basement Access							
	Ponding, I	Extent : Mode	erate, Area Affec	ted : 10%	6			
	Location	: West Side						
Metal	25%	0-2	\$16,300	2039	* *	1-3	\$17,300	
	Surface W	earing/Scalii	ng, Extent : Mode	rate, Are	ea Affected : 25%		,	
	Location	: Throughou	ıt					

lectrical	Current Repai	r Futur	Future Replacement		aintenance	
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts	•	•				•
Service Equipment						
Fused Disc Sw	50%	2049	* *	5	\$100	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Electrical Roc	om				
	Explanation: One 800 A	mpere Main Disconne	ct Switch			
Fused Disc Sw	50%	2049	* *	5	\$100	
	Other Observation, Extent	: Light, Area Affected	: 100%	-	*	
	Location : Electrical Roc					
	Explanation: Main Service Rated At 600 Amperes					
Switchgear / Switchboard	•	•				
Fused Disc Sw	70%	2049	* *	5	\$100	
Molded Case Bkrs	30%	2049	* *	5	\$300	
Raceway						
Conduit	40%	2055	* *	1		
Conduit	40%	2039	* *	1		
Conduit	20%	2029	\$7,000	1		
Panelboards						
Fused Disc Sw	5%	2045	* *	5		
Fused Toggle Switch	10% 2-4	\$2,500 2054	* *	5		
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location: Upper Floor					
Molded Case Bkrs	55%	2037	* *	5	\$600	
Molded Case Bkrs	30%	2051	* *	5	\$300	
Wiring				<u>='</u>	70	
Braided Cloth	20% 2-4	\$6,200 2054	* *	1		
	Insulation Aged, Extent : M	. ,	ed : 100%	-		
	Location : Throughout To					
Thermoplastic	40%	2039	* *	1		
Thermoplastic	40%	2055	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Electrical		Current Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%		2034	* *	5	\$100		
Locally Mounted	50%		2046	* *	5	\$100		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,100		
Lighting								
Interior Lighting	200/		2024	# 42 1 00	1.0	#10 5 00		
Fluorescent	30%	E I'l. A	2024	\$42,100	10	\$10,700		
	Location	ervation, Extent : Light, Ared : 3rd Floor And Basement ion : T-12 Lamps	і Ајјестеа	1: 100%				
Fluorescent	15%		2039	* *	10	\$5,400		
	•	Tluorescent Light, Extent : Li : Throughout The Building	ght, Area	Affected: 100%		. ,		
Fluorescent	35%		2039	* *	10	\$12,500		
	•	And Fixtures, Extent: Light: Throughout The Building	, Area Af	fected : 35%				
Fluorescent	5%		2034	* *	10	\$1,800		
	•	And Fixtures, Extent : Light : Stairway	, Area Af	fected : 5%				
Incandescent	15%		2024	\$78,900	2	\$100		
Egress Lighting								
Emergency, Battery	50%		2029	\$29,300	10	\$4,700		
Exit, Service	50%		2029	\$5,900	1			
Exterior Lighting								
HID	50%		2029	\$81,900	10	\$100		
Incandescent	50%		2029	\$69,500	2			
Alarm								
Security System								
No Component	70%							
Generic	30%		2029	\$39,400	1	\$4,400		
Fire/Smoke Detection								
No Component	70%		• • • •			4-6 -6		
Generic, Digital	30%		2034	* *	1-3	\$7,200		

Mechanical	Current R	epair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	• • • • •				
Natural Gas	100%	2049	* *	l		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Mechanical	Current Repa	air F	Future Replacement Maint		aintenance	
System Component Type	% of Fail Date Es Total (Years)		ear Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Steam Boiler	100%	20		1	\$38,600	
	Other Observation, Exter	tt : Light, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : 1 Gas Fir	red Steam Boiler				
Distribution						
Central Plant Steam	100%	20	49 **	4	\$2,900	
Piping/Pmp						
Terminal Devices						
Air Handler	20%	20		1	\$4,800	
Convector/Radiator	80% Now	\$8,700 20		1	\$9,100	
	Other Observation, Exter	it : Severe, Area Aff	ected : 80%			
	Location: Throughout					
	Explanation : Steam tra	ps Faulty				
Air Conditioning						
Energy Source						
Electricity	100%	20	45 **	1		
Conversion Equipment						
Exterior Pkg Unit -	50%	20	**	2	\$1,200	
Cooling						
Window/Wall Unit	30%	20	24 \$25,400	1		
No Component	20%					
Terminal Devices						
Air Handler/Dir	20%	20	34 **	1		
Expansion						
No Component	80%					
Ventilation						
Distribution	•••		di di		4.000	
Ductwork/Diffusers	20%	LI	FE **	2-5	\$6,900	
No Component	80%					
Exhaust Fans	•00/	.				
Interior	20% Now	\$600 20		2	\$200	
	Malfunctioning, Extent:		ed : 20%			
	Location : First Floor I	Bathroom				
No Component	80%					
Plumbing						·
H/C Water Piping						
Galvanized Steel	100%	20	34 **	1		
Water Heater						
Gas Fired	100% Now	\$24,800 20		2	\$500	
	Malfunctioning, Extent:	Severe, Area Affect	ed : 100%			
	Location: Basement					
Sanitary Piping						·
Cast Iron	100% Now	\$29,700 LI	FE **	1		
	Blockage /Clogged, Exter	ıt : Severe, Area Af	fected : 100%			
	Location : All Floors To	oilet Area				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3004

Mechanical	Current Repai	r Future	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2023	\$1,400	4	\$1,200	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Freight From	Basement To 3rd Floor	, Passenger Fron	ı 1st To S	5th Floor.	
	Explanation: Two Freig.	ht And One Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$19,700	
Sprinkler						
Generic	100%	2049	* *	1-2	\$10,900	
Fire Pump						
Generic	100%	2038	* *	1	\$7,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Address : 153-10 JAMAICA AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 30,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Jun-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3,Att

Block : 10101 Lot : 11 BIN : 4215617

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,300	
Interior Architecture	\$69,200	\$39,500
Mechanical		\$265,400
Total	\$104,500	\$305,000
Importance Code A	\$35,300	
Importance Code B	\$69,200	\$305,000
Total	\$104 500	\$305,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,500		\$7,600	
Interior Architecture	\$72,000		\$33,400	\$1,200
Electrical	\$1,400	\$1,400	\$1,000	\$900
Mechanical	\$19,400	\$9,000	\$9,600	\$7,900
Site Pavements	\$24,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,500	\$14,300	\$55,600	\$13,900
Importance Code A	\$34,100	\$1,500	\$9,100	\$1,500
Importance Code B	\$90,600	\$12,800	\$46,500	\$12,400
Importance Code C	\$28,900			
Total	\$153,500	\$14,300	\$55,600	\$13,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Architecture		Current Repair	Futu	re Replacement	M	الكمر	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
Masonry: Brick	95%		LIFE	* *	5	\$58,100	
Masonry: Brownstone	5%		LIFE	* *	5	\$2,300	
Windows							
Aluminum	10%		2045	* *	5	\$100	
Wood	90%		2045	* *	5	\$4,700	
		servation, Extent : Moderate,	Area Affe	ected : 100%			
		: Throughout					
D C	Explana	tion : Stained Glass					
Roof Copper/Terne	5%		2057	* *	10	\$5,200	
Metal Panel	10%		2042	**	10	\$7,600	
Slate	85%		LIFE	* *	10	\$35,300	
terior	0370		- LII L		10	ψ33,300	
Floors							
Carpet	15%		2028	\$103,700	3	\$10,900	
Cast in Place Concrete	5%		LIFE	* *	5	\$10,600	
	Paint Peel	ling, Extent : Light, Area Affe	ected : 25	%			
	Location	: Throughout Basement					
Ceramic Tile	5%		2038	* *	5	\$2,400	
Marble Panels	5%		LIFE	* *	5	\$3,600	
Sheet Vinyl/Rubber		Now \$16,100	2034	* *	5	\$3,600	
Ž		r/Impact Damage, Extent : M c : Basement	Ioderate,	Area Affected : 20	%		
Wood	60%		2057	* *	5	\$54,700	
Interior Walls						· · · · · · · · · · · · · · · · · · ·	
Glass: Special Gauge	2%		LIFE	* *	1		
Gypsum Board	93%		LIFE	* *	5-10	\$37,100	
Marble Panels	5%		LIFE	* *	10	\$500	
Ceilings							
AcousTileSusp.Lay-In	10%		2042	* *	5	\$4,900	
		Discoloring, Extent : Light, A	rea Affect	ed : 5%			
	Location	: Basement					
Exposed Struc: Steel	25%		LIFE	* *	10	\$24,300	
Gypsum Board	65%		LIFE	* *	5-10	\$108,700	
te Enclosure							
Fence/Gates							
Iron Picket	100%		2064	* *			
		ted Finish, Extent : Light, Ar	ea Affecte	ed: 15%			
	Location	: Throughout					
Retaining Walls	1000		2010	عاد ماد			
Masonry: Brick	100%		2049	* *			

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

rchitecture	Current Re	pair	Futur	e Replacement	ent Maintenance				
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
e Pavements									
Public Sidewalk									
Cast in Place Concrete	65% Now	\$12,600	2034	* *					
	Cracking/Crumbling, E Location : Throughou		e, Area A <u>j</u>	ffected : 10%					
	Misaligned/Bulging, Ex Location: Throughou		Area Aff	fected : 5%					
	Tripping Hazard, Exter Location : West Side	nt : Moderate, Ai	ea Affect	ed : 5%					
Pavers/Stone	35% Now	\$7,200	2032	* *					
	Misaligned/Bulging, Ex Location : North Side		Area Aff	fected : 10%					
	Sinking/Subsiding, Exte Location : North Side		rea Affec	cted : 10%					
On-Site Walkways									
Cast in Place Concrete	10%		2042	* *					
Pavers/Stone	90% Now	\$4,400	2032	**					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Main Entry Stair								
	Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: Throughout								
	Sinking/Subsiding, Exte Location: Throughou	ent : Moderate, A	rea Affec	cted : 15%					
Parking/Driveway									
Asphalt	100%		2038	* *					

lectrical	Current Repair	Future Replacement	M	Maintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2055 * *	5	\$100	
	Other Observation, Extent: Light, Area	a Affected : 100%			
	Location: Electrical Room Basement				
	Explanation: One 2000 Ampere Main	n Disconnect Switch			
Switchgear / Switchboard					
Fused Disc Sw	100%	2055 **	5	\$100	
Raceway					
Conduit	100%	2055 **	· 1		
Panelboards					
Fused Disc Sw	5%	2051 **	5		
Molded Case Bkrs	95%	2051 **	5	\$800	
Wiring					
Thermoplastic	100%	2055 **	· 1		
Motor Controllers					
Locally Mounted	100%	2046 * *	5	\$200	

Ground

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
Lighting						
Interior Lighting						
Fluorescent	70%	2037	* *	10	\$19,300	
	Other Observation, Extent: Light, Are Location: Throughout The Building Explanation: T-8 Lamps		100%			
Fluorescent	5%	2037	* *	10	\$1,400	
	Compact Fluorescent Light, Extent : I Location : 1st And 2nd Floor Lobby		ffected : 100%			
Incandescent	25%	2037	* *	2	\$200	
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$3,600	
Exit, LED	50%	2069	* *	1		
Exterior Lighting						
HID	100%	2037	* *	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2037	* *	1	\$3,400	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$5,500	

echanical	Current Re	pair	Future Replacement		Future Replacement Maintenance		Maintenance		
stem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ating									
Energy Source									
Natural Gas	100%		2055	* *	1				
Conversion Equipment									
Hot Water Boiler	100%		2049	* *	1	\$14,800			
	Recent Installation, Ext. Location: Boiler Room	m							
	Other Observation, Extended Location: Boiler Room	0 .	Affected	: 100%					
	Explanation: 1 Gas F	ired Hot Water I	Boiler						
Distribution									
Hot Wtr Piping/Pump	100% Now	\$2,400	2045	* *	4	\$1,500			
1 0 1	Malfunctioning, Extent	: Severe, Area A	ffected :	100%					
	Location : Pump In Th	he Boiler Room							
Terminal Devices									
Air Handler	80%		2037	* *	1	\$14,800			
Convector/Radiator	20%		2046	* *	1	\$1,900			

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 JAMAICA CT FOR ARTS AND LEARNING PERFORMING ARTS CENTER

Asset #: 13423

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2051	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	\$265,400	1	\$13,900	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$2,200	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2034	* *	1	\$18,600	
Ventilation							
Distribution							
Ductwork/Diffusers	70%		LIFE	* *	2-5	\$18,500	
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$7,900	
Exhaust Fans							
Interior	100%		2037	* *	2	\$900	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2049	* *	1		
Water Heater							
Gas Fired	100%		2028	\$19,100	2	\$400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2037	* *	4	\$1,000	
Backflow Preventer							
Generic	100%		2034	* *	1	\$1,800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Basement To The Third Flo	or				
	Explana	ion : 1 Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2055	* *	1-2	\$8,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Address : AMSTERDAM AVE. AND W. 62ND ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 1134 Lot : 10 BIN : 1085731

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$47,000
Total		\$47,000
Importance Code A		\$47,000
Total		\$47,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,800	\$500		
Interior Architecture	\$800	\$100	\$500	
Electrical	\$16,200	\$100	\$38,600	\$100
Mechanical	\$18,900	\$800	\$8,200	\$700
Total	\$59,600	\$1,500	\$47,300	\$800
Importance Code A	\$24,200	\$1,000	\$400	\$400
Importance Code B	\$35,000	\$500	\$46,800	\$400
Importance Code C	\$400	\$100		
Total	\$59,600	\$1,500	\$47,300	\$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 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Architecture	Cui	rrent Repair	Futur	re Replacement	M	aintenance	
System Component Type		Date Estimated Co	year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	85% No	* -)		* *	5	\$17,400	
	_	loring, Extent : Light,	Area Affect	ed : 15%			
		derside Of Soffit					
		ion, Extent : Modera	te, Area Affe	ected : 20%			
	Location : Fo						
Masonry: Brick	15% No	. ,		* *	5	\$600	
		s/Erod, Extent : Mod					
		ar Walls Backing Up					
	_	ging, Extent : Moder	ate, Area Af	fected : 15%			
	Location : Re		1	1 2007			
		ion, Extent : Modera					
XX7' 1	Location : Re	ar Walls At Planters	Ana Mecnar	iicai Grates			
Windows Aluminum	100%		2026	\$47,000	5	\$1,100	
Roof	10070		2020	\$47,000		\$1,100	
Cast in Place Concrete	50%		LIFE	* *			
Cust in 1 luce Concrete		Evident, Extent : Ligh		cted : 100%			
	_	ructural Repair To Ri					
Single Ply Membrane	50%	-	2035	* *	10	\$900	
single 1 ly Wellerune		tion, Extent : Light, A		l : 100%	10	Ψ	
		mper System Applied			grammat	ic Ammenities	
Interior							
Floors							
Cast in Place Concrete	30%		LIFE	* *	5	\$600	
Terrazzo	70%		LIFE	* *	5	\$500	
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$100	
Concrete Masonry Unit	70%		LIFE	* *	5	\$700	
Gypsum Board	15%		LIFE	* *	5	\$200	
Plaster	10% No			**	5	\$100	
		abling, Extent : Mode	rate, Area Ą	ffected : 25%			
	Location : Ba		4 CC .	1 250/			
		ion, Extent : Severe, . sement Stair At Nortl		rd: 25%			
Cailings	Location : Ba	semeni siair Ai NOrti	iwesi siae				
Ceilings AcousTileConcealSpLn	80%		2022	* *	5	\$900	
Gypsum Board	80% 20% No	ow \$40	2032 0 LIFE	* *	5 5	\$900 \$200	
Gypsuiii Boaiu		ow \$40 ion, Extent : Modera			3	\$200	
	Location: Ba		, 111 cu 11jje				
	Location . Du	School States					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Electrical		Current Repair Future Replacement Maintenance		Current Repair		Future Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Raceway									
Conduit	100%		2027	\$3,800	1				
Panelboards									
Molded Case Bkrs	100%		2026	\$7,600	5	\$100			
Wiring									
Braided Cloth	80%	2-4 \$6,700	2052	* *	1				
		Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%					
		: Throughout							
Thermoplastic	20%		2027	\$1,700	1				
Lighting									
Interior Lighting									
Fluorescent	85%		2022	\$8,500	10	\$3,500			
		ervation, Extent : Light, Area	a Affected	! : 100%					
		: Throughout							
		ion: Using T-12 Lamps							
HID	5%		2022	\$1,900	10				
Incandescent	10%		2022	\$2,400	2				
Egress Lighting									
Emergency, Battery	60%		2022	\$3,700	10	\$700			
Exit, Service	40%		2022	\$500	1				
Exterior Lighting									
HID	100%		2022	\$17,300	10				
Alarm									
Fire/Smoke Detection									
No Component	80%								
Generic, Analog		Now \$9,500	2037	* *	1-3	\$500			
		ice, Extent : Severe, Area Aj	ffected : 1	100%					
	Location	: Throughout The Building							

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2053 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Basement			
	Explanation: Gas Service Was Upgra	ded 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 Ste	am Boiler		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LINCOLN CTR. FOR PERFORMING ARTS DAMROSCH BANDSHELL

Asset #: 4151

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	25% 2-4	\$18,200	2057	* *	4	\$100	
1 0 1	Corroded, Extent : M Location : Various I Corrosion And Is Si	Locations, Facility	Personn	el Complain That	Piping H	as Bad Interior	
Central Plant Steam Piping/Pmp	75%		2037	* *	4	\$200	
Terminal Devices							
Air Handler	50% Other Observation, E Location : Basemen		2035 Area Affe	* * ected : 100%	1	\$1,400	
	Explanation : Heati Locker Rooms And		Unit Ins	stalled In 2008. The	ey Serve	The Upper Floor	
Convector/Radiator	50%		2032	* *	1	\$700	
Ventilation							
Distribution							
Ductwork/Diffusers	75%		LIFE	* *	2-5	\$1,900	
Ductwork/Diffusers	25%		LIFE	* *	2-5	\$600	
Exhaust Fans	1000/		2022	Φ 7 100	2	#100	
Roof	100%	M. J A	2022	\$7,100	2	\$100	
	On Extended Life, Ex			tea : 10%			
Dland I 'm	Location : Flat Roo	ј Беніна Тпе Бапа	sneu				
Plumbing H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
Water Heater	10070		2033		1		
Gas Fired	100%		2025	\$2,600	2	\$100	
Sanitary Piping	10070		2023	Ψ2,000		φίου	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LII L				
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2035	* *	1	\$300	
Fixtures							
Generic	100%						
Fire Suppression Sprinkler							
No Component	80%						
Generic	20%		2037	* *	1-2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : LINCOLN CTR. FOR PERFORMING ARTS DAVID H. KOCH THEATRE

Address : 37 W 65TH STREET AT COLUMBUS AVE. AND 63RD ST.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0025.000 / 2811 Yr Built/Renovated : 1962 /

Area Sq Ft : 247,480 Project Type : CULTURAL AFFAIRS

Date of Survey : 22-Mar-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5

Block : 1118 Lot : 5 BIN : 1028160

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,294,600	\$219,400
Interior Architecture	\$468,100	\$17,336,500
Electrical	\$1,667,500	\$1,677,400
Mechanical	\$226,200	\$796,600
Total	\$5,656,400	\$20,029,900
Importance Code A	\$3,294,600	\$262,300
Importance Code B	\$2,361,800	\$2,683,600
Importance Code C		\$17,084,000
Total	\$5,656,400	\$20,029,900

Total	\$257,700	\$151,500	\$199,400	\$235,300
Importance Code C		\$1,100		\$27,300
Importance Code B	\$254,500	\$150,400	\$197,500	\$208,000
Importance Code A	\$3,200		\$1,900	
Total	\$257,700	\$151,500	\$199,400	\$235,300
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Mechanical	\$92,900	\$79,100	\$90,500	\$76,100
Electrical	\$20,800	\$21,900	\$30,500	\$19,600
Interior Architecture	\$94,700	\$1,100	\$27,700	\$90,200
Exterior Architecture			\$1,400	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Architecture	Curren	Repair	Futur	e Replacement	N	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.50/	4050 500		*			
Masonry: Travertine	85% 4+	\$978,500	LIFE		•		
	_	g, Extent : Light, Ard Entrance And Throug		ea : 10%			
	=	od, Extent : Light, A		ted : 15%			
	Location : All Fac	_					
	Staining/Discolorin	g, Extent : Light, Ar	ea Affect	ed : 25%			
	Location : All Fac	cades					
Window Wall	15%		2047	*	* 5	\$104,600	
Windows							
Bronze/Brass	100%		2035	*	* 5	\$143,100	
		Extent: Light, Area	Affected	: 100%			
	Location: Throug						
D	Explanation: Fix	ed Windows					
Parapets Metal Panel	5%		2037	*	* 5	\$2,700	
Metal Rail	95%		2037	*	3	\$2,700	
Wictai Kaii		, Extent : Light, Are		d : 100%	3-10	\$243,100	
	-	For Repair In 2017	33				
Roof							
Modified Bitumen	70% Now	\$40,100	2022	\$2,004,500)		
		oderate, Area Affect	ed : 15%				
	Location: Throug				,		
	Miss/Damaged Flas		erate, Ar	ea Affected : 20%	6		
	Location: Throug		ad . 25%				
	Location: Throug	oderate, Area Affect shout	ea . 2576	•			
	_	 Extent : Moderate, A	rea Affec	rted: 15%			
	Location : Through						
	_	Extent : Moderate, A	Area Affe	cted : 2%			
	Location : 5th Flo	or Rehearsal Space					
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Throug						
		iars In Progress - Si					
Plaza Roof: Stone Panels			2037	*			
Skylight, Metal/Glass	5%		2047	*	* 10	\$34,500	

In

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Architecture	Curre	ent Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors	27%		2026	¢1 221 200	2	\$204.400	
Carpet		n, Extent : Light, Ared	2026	\$1,331,200	3	\$204,400	
		n, Extent . Ligni, Arec course, Multi-purpose		. 570			
C : T'1		ourse, muiii-purpose		* *	-	#10.000	
Ceramic Tile	5%	tilana Enama i Italia	2040		5	\$18,900	
	-	vident, Extent : Light, course Levels And Thr		гстеа : 30%			
Marble Panels	20%		LIFE	* *	5	\$56,800	
Quarry Tile	15%		2032	* *	5	\$85,200	
Raised Access Floor	2%		2040	* *	5	\$28,400	
	_	vident, Extent : Light, arsal Studios - Conco		ected : 100%			
Terrazzo	5%		LIFE	* *	5	\$14,800	
Vinyl Tile	15%		2032	* *	3	\$28,400	
Vinyl Tile 9" X 9"	10% Now	\$425,500	2037	* *	3	\$14,200	
	Broken/Missing E	Elements, Extent : Mod er Concourse, Mezzan	lerate, Ar		J	Ψ1., = 00	
Wood	1%		2062	* *	5	\$7,100	
Interior Walls						•	
Concrete Masonry Unit	18%		LIFE	* *	5	\$31,500	
Fabric on Framing	25%		2028	\$17,038,100	5	\$54,600	
	Location : Thea	n, Extent : Moderate, ter ound Absorbing Mate		cted : 100%			
Fabric on Framing	1%		2031	* *	5	\$2,200	
r ablic on Framing	Recent Replace E	vident, Extent : Light, ipurpose Room - Cond	Area Affe	ected : 100%	3	\$2,200	
Glass: Single Pane	1%		LIFE	* *	5	\$3,300	
Masonry: Brick	5%		LIFE	* *			
Travertine Panels	15%		LIFE	* *			
Plaster	35%		LIFE	* *	5	\$45,900	
Ceilings							
AcousTileConcealSpLn	15%		2032	* *	5	\$48,300	
AcousTileSusp.Lay-In	10%		2040	* *	5	\$25,800	
Gypsum Board	5%		LIFE	* *	5	\$16,100	
Metal Panel	25%		LIFE	* *	5	\$80,600	
Plaster	35%		LIFE	* *	5	\$56,400	
Plaster	10%		LIFE	* *	5	\$16,100	
	Other Observatio Location : Foye	n, Extent : Light, Ared r	a Affected	: 100%			
	-	old Leafed Ceiling					

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Electrical	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$42,900	5	\$1,100		
	Other Observation, Extent: Mod		ted : 100%				
	Location : Electrical Room - St						
	Explanation: Two 6000 Amper	es And Two 150	0 Amperes Main 1	Disconne	ect Switch		
Transformers							
Dry Type	100%	2025	\$16,100	5	\$900		
	Other Observation, Extent: Mod		ted : 100%				
	Location : Sub - Basement Elec						
	Explanation: One 150 Kva 208	8 Pri - 480 Sec					
Switchgear / Switchboard	000/		04-0	_			
Fused Disc Sw	90%	2027	\$179,500	5	\$1,000		
Fused Disc Sw	10%	2053	* *	5	\$100		
Raceway							
Conduit	80%	2027	\$183,900	1			
Conduit	20%	2053	* *	1			
Panelboards							
Fused Disc Sw	10%	2026	\$13,700	5	\$600		
Molded Case Bkrs	80%	2026	\$109,800	5	\$5,200		
Molded Case Bkrs	10%	2049	* *	5	\$700		
Wiring							
Thermoplastic	90%	2027	\$207,400	1			
Thermoplastic	10%	2053	* *	1			
Motor Controllers							
Locally Mounted	30%	2040	* *	5	\$500		
Variable Frequency	70%	2047	* *				
Drive							
Ground							
Grounding Devices			de de	_			
Generic	100%	LIFE	* *	5	\$3,600		
Stand-by Power							
Transfer Switches	1000/	2011	* *	1	Φ 7 < 100		
Automatic	100%	2044	* *	1	\$76,100		
Generators	1000/	2040	ילי ילי		#0.5.000		
Diesel	100%	2040	**	1	\$95,800		
	Other Observation, Extent: Mod	lerate, Area Affec	ted : 100%				
	Location: Loading Dock						
D	Explanation : One 280 Kva						
Batteries	1000/	2022	#1 700	-	#0.200		
Lead/Acid	100%	2022	\$1,500	5	\$9,200		
Fuel Storage	1000/	• • • •	ala -4-	_	^- 40 -		
Main Tank	100%	2062	**	5	\$7,400		
	Other Observation, Extent: Mod	erate, Area Affec	ted : 100%				
	Location: Loading Dock	T. 1					
Lighting	Explanation: One 275 Gallon	I ank					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	35%	2032	* *	10	\$81,200	
	Other Observation, Extent : Li Location : Throughout	ght, Area Affected	: 100%			
	Explanation: Using T-8 Lam	ips				
Fluorescent	10%	2022	\$258,400	10	\$23,200	
	Other Observation, Extent : Li Location : Throughout The B Explanation : Using T-12 Lan	uilding	•			
Incandescent	50%	2022	\$1,292,000	2	\$2,800	
LED	5%	2037	**		+ ,	
Egress Lighting						
Emergency, Service	10%	2022	\$12,700	1		
Emergency, Service	35%	2032	* *	1		
Emergency, Service	5%	2037	* *	1		
Emergency, Service	10%	2037	* *	1		
Emergency, Battery	10%	2027	\$34,800	10	\$6,100	
Exit, Service	30%	2027	\$11,100	1		
Exterior Lighting						
HID	100%	2027	\$953,800	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	\$15,700	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating		•				
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	100% 0-2	\$3,200 2030	* *	5	\$7,500	
Valve/LP Steam						
	Other Observation, Extent:	Light, Area Affected	! : 5%			
	Location : Sub-Basement S	-				
	Explanation : The Pneuma	ic Control Board N	eeds To Be Upgrad	led		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Day Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Distribution Central Plant Steam	100% Now	\$81,800	2037	* *	4	\$12,500	
Piping/Pmp	Not in Service, Exte	ent : Moderate, Area	Affected	: 5%			
	Location: 1 Vacu	um Pump Bearing V	Vorn Out,	Sub-Basement			
Terminal Devices	1000/		2022	* *	1	¢156 400	
Air Handler ir Conditioning	100%		2032		1	\$156,400	
Energy Source							
District Chilled Water	90%		2047	* *	1		
		Extent : Light, Area	Affected	: 100%			
	Location : Throug						
F1		lled Water From Ce		chanical Plant **			
Electricity	10%		2043	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	90%		2036	* *	1	\$246,300	
Centinugai, Liec Cinner		Extent : Light, Area			1	\$240,300	
	Location : Basem	_	11990000	. , , , ,			
		ated In Central Med	hanical H	Plant			
Interior Pkg Unit - Cooling	5%		2025	\$451,900	2	\$800	
Cooling	R-134a Refrigerant Location : 5th Flo	, Extent : Light, Are por	a Affected	l : 5%			
Exterior Pkg Unit - Cooling	5%		2032	* *	2	\$800	
Cooms	R-134a Refrigerant Location: Roof	, Extent : Light, Are	a Affected	l : 5%			
Distribution							
CW & CHW Wtr Pipe/Pump	90%		2037	* *	4	\$16,800	
	Other Observation,	Extent : Light, Area	Affected	: 90%			
	Location: Basem						
		ated In Central Med	hanical H	Plant			
No Component	10%						
Terminal Devices	000/		2022	* *		01.40.700	
Air Handler/Cool/Ht	90%		2032	* *	1	\$140,700	
No Component Heat Rejection	10%						
Air Cooled Condenser	5%		2027	\$24,400	2	\$8,800	
Unit	370		2027	Ψ2 1,100	-	ψο,σσσ	
No Component	95%						
entilation							
Distribution							
Ductwork/Diffusers	100% 4+	\$111,400	LIFE	**	2-5	\$141,000	
	Location: Throug	tent : Moderate, Ard	ги Ађесте	a : 30%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2811

Mechanical	Current Repa	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	100%		2035	* *	2	\$7,700	
Plumbing							
H/C Water Piping	1000/		2027	* *			
Brass/Copper	100%		2037	* *	1		
Water Heater Electric	1000/		2026	¢212.000	4	¢1 500	
Electric	100% Recent Installation, Exter Location: Steam Room Other Observation, Exter	nt : Light, Area			4	\$1,500	
	Location: Steam Room		•				
	Explanation: There Is I	No Storage Tai	ık				
HW Heat Exchanger Steam Fired	100% Now Not in Service, Extent : Se Location : 1 Unit, Steam		2037 fected : 2	**	4	\$25,000	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2027	\$36,100	4	\$5,200	
Sewage Ejector(s) Electric	100%		2032	* *	4	\$14,800	
Backflow Preventer Generic	100%		2032	* *	1	\$15,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Geared Traction	90%		LIFE	* *			
Geared Traction	90% Other Observation, Exten	nt : Light Arga					
	Location: (4) Concours Concourse-5th Floor; (Explanation: 9 Units	se Level-4th Fl	oor; (3)	Low Concourse-51	th Floor;	(1)	
Hydraulic	10%		LIFE	* *			
	Other Observation, Extendation: (1) 1-2 Explanation: 1 Unit	nt : Light, Area	Affected	: 10%			
Fire Suppression	т						
Standpipe							
Generic	100%		2037	* *	1-5	\$127,500	
Sprinkler Generic	100%		2037	* *	1-2	\$70,800	
Fire Pump Not Accessible	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : LINCOLN CTR, FOR PERFORMING ARTS PLAZA AND GARAGE

Address : 140 WEST 65TH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 370,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1

Block : 1134 Lot : 1 BIN : 1081023

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,947,100	
Interior Architecture	\$4,778,500	\$384,900
Electrical	\$389,700	\$1,813,000
Mechanical	\$188,000	\$810,700
Total	\$8,303,200	\$3,008,600
Importance Code A	\$3,135,100	
Importance Code B	\$3,308,400	\$2,842,700
Importance Code C	\$1,859,700	\$165,900
Total	\$8,303,200	\$3,008,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$8,800		\$23,800	\$2,000
Electrical	\$36,500	\$40,000	\$32,000	\$31,800
Mechanical	\$36,200	\$20,200	\$38,900	\$18,300
Total	\$81,600	\$60,200	\$94,700	\$52,200
Importance Code A	\$1,000		\$2,600	
Importance Code B	\$80,600	\$60,200	\$92,000	\$52,200
Importance Code C				
Total	\$81,600	\$60,200	\$94,700	\$52,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Architecture	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						•
Parapets						
Metal Rail	5%	2044	* *	5-10	\$14,800	
	Other Observation, Extent : Light, Area		0%			
	Location: 62nd Street Drive Entrance					
	Explanation: Recent Install Of Roof I					
Marble Panels	35% 0-2 \$79,800	LIFE	**	5	\$6,300	
	Cracking/Crumbling, Extent : Moderate		ed: 15%			
	Location: Various Planter Locations	_	00/			
	Other Observation, Extent: Light, Area	Affected: 100	0%			
	Location: Plaza Area Above Garage	tona Ano Inton	nal With Doot			
N. C.	Explanation : Travertine Marble Plan	iers Are Inieg	rai wiin Kooj	Assembl	y	
No Component	60%					
Roof	35% 0-2 \$419,900	2030	* *			
Paver: Asphalt	Broken Paver Blocks, Extent : Moderate					
	Location: Various Locations Through		eu . 2070			
	Cracking/Crumbling, Extent: Moderate		ed · 20%			
	Location: Concrete Pavers Proximate					
	Vegetation Growth, Extent: Moderate,					
	Location : Mortar Joints	<i>JJ</i>				
Plaza Roof: Stone Par	nels 35%	2047	* *			
Tiuzu Ttoon. Stone Tu	Other Observation, Extent: Moderate, A		: 100%			
	Location: Proximate To Courtyard W					
	Explanation: Recent Replacement					
Plaza Roof: Stone Par	-	2057	* *			
	Vegetation Growth, Extent : Moderate,	Area Affected	: 20%			
	Location: Mortar Joints					
	Water Penetration, Extent: Severe, Are	a Affected : 3:	5%			
	Location: Park Plaza Roof Leaking T	hrough Expan	ision Joint Int	o Garage	e Below	
Plaza Roof: Stone Par	nels 5%	2053	* *			
	Other Observation, Extent : Light, Area	Affected: 100	0%			
	Location: 62nd Street Drive Entrance					
	Explanation: Recent Install					
Interior						
Floors	-0.4	• • • • •		_		
Asphalt Macadam	5%	2040	**	5	\$13,600	
Asphalt Macadam	15% Now \$168,600	2032	**	5	\$20,400	
	Cracking/Crumbling, Extent : Moderate Location : Throughout					
	Misaligned/Bulging, Extent: Moderate,		d: 10%			
	Location: Expansion Joint - 62nd Stre	eet Ramp				
Asphalt Macadam	70%	2032	* *	5	\$190,100	
Traffic Topping	7%	2032	* *	5	\$47,500	
Vinyl Tile	3%	2032	* *	3	\$8,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Interior Walls										
Cast in Place Concrete	25%	0-2	\$1,859,700	LIFE	* *					
	Cracking/C	Crumbling,	Extent: Moderate	, Area A	ffected : 10%					
	Location	cation : Vehicular Ramp From Blue To Red								
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%					
	Location	: At Expan	sion Joints							
Concrete Masonry Unit	72%			LIFE	* *	5	\$165,900			
Gypsum Board	3%			LIFE	* *	5	\$10,400			
Ceilings										
Exposed Concrete	90%	Now	\$2,007,000	LIFE	* *	5	\$76,400			
-	Water Pen	etration, E	xtent : Severe, Area	a Affecte	d : 5%					
	Location	: Section C	52 And 62nd Street	Ramp						
Gypsum Board	3%			LIFE	* *	5	\$20,400			
Metal Panel	7%	Now	\$648,100	LIFE	* *	5	\$47,500			
	Deformed/	Dented, Ex	tent : Moderate, A	rea Affe	cted : 70%					
	Location	: 63rd Stre	et Drive							

lectrical	Current Repair	Future	Replacement	М	laintenance	
rstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	40%	2027	\$15,100	5	\$600	
	Other Observation, Extent : M	Aoderate, Area Affec	ted : 100%			
	Location: Electrical Room	Red And Blue Sectio	n			
	Explanation : One 2500 Am Garage	peres And 2000 Amp	peres Main Disco	nnect Sw	itch Red And Blue	
Fused Disc Sw	40%	2027	\$15,100	5	\$600	
	Other Observation, Extent : M	Ioderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : One 2000 Am And Green Section	peres And 1200 Amp	oeres Main Disco	nnect Sw	itch For Yellow	
Molded Case Bkrs	20%	2047	* *	5	\$1,900	
	Other Observation, Extent : M Location : Electrical Room	Aoderate, Area Affec	ted : 100%			
	Explanation: One 1600 Am	peres Main Disconn	ect Switch For Pr	ominent	Area	
Transformers						
Dry Type	100%	2044	* *	5	\$1,400	
J 31	Other Observation, Extent : M Location : Electrical Room	Aoderate, Area Affec	ted : 100%			
	Explanation : One 500kva 4 208/120lv	/80/277hv - 208/120l	v & One112.5 Kv	a, 480	0/277hv -	
Switchgear / Switchboard						
Fused Disc Sw	90%	2027	\$179,500	5	\$1,400	
Molded Case Bkrs	10%	2047	* *	5	\$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•			•			
Raceway							
Conduit	70%		2027	\$32,100	1		
Conduit	30%		2047	* *	1		
Panelboards							
Fused Disc Sw	10%		2049	* *	5	\$900	
Molded Case Bkrs	50%		2026	\$61,000	5	\$4,900	
Molded Case Bkrs	40%		2043	* *	5	\$3,900	
Wiring							
Braided Cloth	50% 2-4	+,	2052	**	1		
	Insulation Aged, Location : Thre	Extent : Moderate, Are	ea Affecte	ed : 100%			
Thermoplastic	20%		2037	* *	1		
Thermoplastic	30%		2047	* *	1		
Motor Controllers	3070		2017				
Locally Mounted	100%		2040	* *	5	\$2,500	
Ground	10070		20.0			Ψ2,500	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$5,400	
tand-by Power							
Transfer Switches							
Automatic	100%		2040	* *	1	\$113,800	
Generators							
Diesel	100%		2036	* *	1	\$143,300	
		on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Gen						
	Explanation : 0	One 800 Kw					
Batteries	1000/		2021	4. - 00	_	442 - 00	
Lead/Acid	100%		2021	\$1,500	5	\$13,700	
Fuel Storage	1000/		2055	* *	_	#10.000	
Main Tank	100%	Entent Medenne	2055		5	\$10,900	
	Location : Gen	on, Extent : Moderate, A	Агеа Ајје	естеа : 100%			
:_1.4:	Explanation : I	000 Gallons Capacity					
ighting Interior Lighting							
Fluorescent	100%		2032	* *	10	\$339,400	
Pidorescent		on, Extent : Moderate, A		ected · 100%	10	\$332,400	
		oughout The Building	11 00 11550	.c.ca . 10070			
	Explanation : T	-					
Egress Lighting							
Emergency, Service	65%		2032	* *	1		
Emergency, Battery	5%		2027	\$25,500	10	\$4,500	
Exit, LED	10%		2062	**	1	+ 1,000	
Exit, Service	20%		2027	\$20,400	1		
Exterior Lighting	<u> </u>		-	, .,			
HID	100%		2027	\$1,426,100	10	\$1,100	
Alarm				, -= 0,200		+-,-v	

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.

Asset #: 3006

Electrical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2027	\$114,200	1	\$13,800	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$23,500	

Mechanical	Current Repair	rent Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	3%	2047	* *	1		
No Component	97%	1.00	00/			
	Other Observation, Extent: Light, Area		: 0%			
	Location: West Fan Room, Sub-Base			0.1		
	Explanation: 1 Gas Fired Steam Boi	ler Supply	ing The Bandshell	Only		
Conversion Equipment	20/	2022	#100.000	•	47.2 00	
Radiant Heater	3%	2022	\$188,000	2	\$5,200	
	Other Observation, Extent: Light, Area	ı Affected	: 3%			
	Location: Casher Office					
	Explanation: 1 Unit					
No Component	97%					
	Other Observation, Extent : Light, Area		: 0%			
	Location: West Fan Room, Sub-Base					
	Explanation: 1 Gas Fired Steam Boi	ler For Th	e Bandshell Only			
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Window/Wall Unit	3%	2020	\$22,100	1		
	Other Observation, Extent : Light, Area	a Affected	: 3%			
	Location: Casher Office					
	Explanation: 1 Unit					
No Component	97%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$206,300	
Exhaust Fans						
Interior	50%	2027	\$629,100	2	\$5,700	
Interior	50%	2035	* *	2	\$5,700	
Plumbing						
H/C Water Piping						
Brass/Copper	5%	2037	* *	1		
No Component	95%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3006

Mechanical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Electric	5%	2026	\$15,600	4	\$100	
	Other Observation, Extent : Light,	Area Affected : 1%				
	Location: West Fan Room, Sub-	Basement				
	Explanation: 1 Gas Fired Water	Heater For The Bands	shell Only			
No Component	95%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$11,700	
Sewage Ejector(s)						
Compressed Air	100%	2037	* *	4	\$5,600	
Backflow Preventer						
Generic	100%	2027	\$89,900	1	\$22,700	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$103,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : LOUIS ARMSTRONG HOUSE MUSEUM

Address : **34-56 107 STREET**

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 3,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1748 Lot : 36 BIN : 4043494

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900			
Interior Architecture		\$2,600	\$300	
Electrical	\$100	\$100	\$100	\$33,600
Mechanical	\$500	\$500	\$700	\$2,700
Total	\$1,500	\$3,200	\$1,100	\$36,400
Importance Code A	\$1,100	\$100	\$100	\$200
Importance Code B	\$500	\$3,000	\$900	\$36,200
Importance Code C				
Total	\$1,500	\$3,200	\$1,100	\$36,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$5,200	
Masonry: Marble	1%		LIFE	* *	5		
Stucco Cement	9%		2045	* *	5	\$1,300	
Windows							
Aluminum	100%		2050	* *	5	\$500	
		servation, Extent : Light, Area	Affected	: 2%			
		ı : Windows					
	Explana	tion : Exterior Wood Trims A	round Wi	ndows Peeling Pai	nt/worn/	eroded	
Parapets							
Masonry: Brick	80%		LIFE	* *	5	\$500	
Metal Panel	5%		2054	* *	5	\$100	
Pre-Cast Concrete	10%		LIFE	* *	5	\$400	
Wood Cornice	5%		2054	* *	5-10	\$400	
Roof							
Modified Bitumen	90%		2036	* *	10	\$3,600	
Panel/Paver: Cer/Brk	10%		2054	* *	10	\$500	
Interior							
Floors							
Carpet	80%		2027	\$71,600	3	\$7,600	
Ceramic Tile	10%		2037	* *	5	\$600	
Vinyl Tile	10%		2033	* *	3	\$200	
Interior Walls							
Gypsum Board	35%		LIFE	* *	5	\$1,900	
Plaster	60%		LIFE	* *	5	\$1,600	
Wood	5%		LIFE	* *	5	\$1,800	
Ceilings							
Glass: Susp Panels	5%		LIFE	* *			
Gypsum Board	35%		LIFE	* *	5	\$2,800	
Plaster	60%		LIFE	* *	5	\$2,400	
Site Enclosure							
Free Standing Walls							
Masonry: Brick	100%		2054	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
On-Site Walkways							
Cast in Place Concrete	20%		2045	* *			
Pavers/Stone	80%		2041	* *			

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment						
Molded Case Bkrs	100%	2048	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		l .				
Raceway						
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	5%	2044	* *	5		
Molded Case Bkrs	95%	2044	* *	5	\$100	
Wiring						
Thermoplastic	100%	2048	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Lighting						
Interior Lighting						
Fluorescent	20%	2033	* *	10	\$600	
	T-8 Lamps And Fixtures, Exte Location: Basement	nt : Moderate, Area Affec	ted : 100%			
Incandescent	80%	2023	\$32,400	2	\$100	
	Other Observation, Extent : M. Location : 1st & 2nd Floor					
	Explanation : All Decorative	e And Chandellier Lightin	g Fixtures			
Egress Lighting						
Emergency, Battery	80%	2033	* *	10	\$600	
Exit, Service	20%	2033	* *	1		
Exterior Lighting Incandescent	100%	2033	* *	2		
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$300	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$600	

lechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Natural Gas	100%		2054	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$1,500	
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$200	
Terminal Devices							
Convector/Radiator	100%		2041	* *	1	\$1,000	

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 LOUIS ARMSTRONG HOUSE MUSEUM

Asset #: 14805

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	35%		2033	* *	2	\$100	
Cooling							
Window/Wall Unit	65%		2026	\$4,200	1		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,700	
Exhaust Fans							
Interior	35%		2033	* *	2		
Roof	65%		2033	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
Water Heater							
Gas Fired	100%		2023	\$1,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Plastic/PVC	100%		2041	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$500	4	\$100	
Backflow Preventer							
Generic	100%		2033	* *	1	\$200	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2048	* *	1-5	\$1,500	
Sprinkler							
Generic	100%		2048	* *	1-2	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 1,705,221 Project Type : CULTURAL AFFAIRS

Date of Survey : 16-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$886,400	\$17,123,200
Total	\$886,400	\$17,123,200
Importance Code A		\$20,800
Importance Code B	\$886,400	\$17,102,400
Total	\$886,400	\$17,123,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Electrical	\$261,800	\$314,500	\$304,900	\$267,700
Elevators/Escalators	\$148,200	\$148,200	\$148,200	\$148,200
Total	\$410,000	\$462,700	\$453,100	\$415,900
Importance Code A	\$500	\$1,400		\$3,400
Importance Code B	\$409,500	\$461,300	\$453,100	\$412,500
Total	\$410,000	\$462,700	\$453,100	\$415,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

ectrical	Current Repair	Future Replacement	N	laintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
er 600 Volts								
Service Equipment Fused Disc Sw	25%	2048 **	3	\$1,400				
	Other Observation, Extent: Moderate, Location: North Garage Electrical Re Explanation: Cutout Switch Rated At	oom	'ts					
Fused Disc Sw	25%	2048 **	3	\$1,400				
	Other Observation, Extent: Moderate, Location: South Garage Electrical Ro	oom						
	Explanation: Cutout Switch Rated At	600 Amperes And 4160 Vol	ts					
Fused Disc Sw	25%	2048 **	3	\$1,400				
	Other Observation, Extent: Moderate, Location: Building K - Basement Elec	ctrical Room	٠.					
F 1D' 0	Explanation: Cutout Switch Rated At			Ф1 000				
Fused Disc Sw	25% Other Observation, Extent : Moderate, A Location : Building M - Electrical Roc	Area Affected : 100%	3	\$1,800				
	Explanation: Cutout Switch Rated At	600 Amperes And 4160 Vol	ts					
Transformers								
Dry Type	25% Other Observation, Extent: Moderate, A	2045 **	3	\$2,300				
	Location : North Garage Electrical Ro							
	Explanation : 1- 1500kva And 1-1000k							
Dry Type	25%	2041 **	3	\$3,100				
7 71	Other Observation, Extent : Moderate, Location : South Garage Electrical Re			41, 11				
	Explanation : 2- 2500 Kva, 4160/480,	/277 Volts						
Dry Type	25%	2033 **	3	\$2,300				
	Other Observation, Extent: Moderate, A							
	Location: Building M - Electrical Root							
D T	Explanation : 1- 1500kva And 1-1000k		2	¢2 100				
Dry Type	25% Other Observation Front : Moderate	2041	3	\$3,100				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Building K - Basement Electrical Room							
	Explanation : 1- 2500kva, 4160/480/2							
Feeders								
Cable	75%	2044 **	1					
Cable	25%	2036 **	1					
Raceway								
Conduit	75%	2048 **	1					
Conduit	25%	2038 **	1					

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

ectrical		Current	Repair	Futur	e Replacement	M	aintenance		
tem Component Type	% of Total	Fail Date (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ler 600 Volts									
Service Equipment									
Air Circuit Breaker	25%			2028	\$34,700	5	\$2,200		
			Extent : Moderate,	Area Affe	cted : 100%				
	Location: D- Wing Electrical Room Explanation: 2-4000 Amperes Main Service Disconnects Serving H, A, B, C Wings								
			000 Amperes Main				=		
Fused Disc Sw	25%			2054	* *	5	\$1,800		
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : North Garage Electrical Room								
	-	tion : Mair id Sackler	n Disconnect Switc Wing	hes Rated	1- 6000, 2- 4000 A	Amperes	For American		
Fused Disc Sw	15%		77.11.8	2028	\$20,800	5	\$1,100		
I used Disc 5w			Extent : Moderate.			3	\$1,100		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : X- Wing Electrical Room								
			n Service Disconne	ct Switche	es Rated At 2- 4000	0, 1- 300	0 Amperes For C-		
		nd D- Wing					1		
Fused Disc Sw	10%			2048	* *	5	\$700		
	Other Obs	servation, I	Extent : Moderate,	Area Affe	cted : 100%				
	Location : X- Wing Electrical Room								
	Explana	tion : Mair	n Service Disconne	ct Switche	es Rated At 2- 2000) Ampere	es		
Fused Disc Sw		servation, I	Extent : Moderate,		* * cted : 100%	5	\$1,800		
	Other Obs Location Explana	servation, I 1 : South G tion : Mair	Extent : Moderate, 'arage Electrical R n Service Disconne T, H, F, G Wings	Area Affe oom	cted : 100%	-	·		
Transformers	Other Obs Location Explana Amperes	servation, I n : South G tion : Main s Serving E	arage Electrical R n Service Disconne	Area Affe oom ct Switche	cted : 100% es Rated At 2- 4000) Ampere	es And 1- 3000		
	Other Obs Location Explana Amperes	servation, I n : South G tion : Mair s Serving E	arage Electrical R n Service Disconne F, H, F, G Wings	Area Affe com ct Switche 2026	cted : 100% es Rated At 2- 4000 \$1,945,000	-	·		
Transformers	Other Obs Location Explana Amperes 60% Other Obs	servation, I : South G tion : Main s Serving E servation, I	arage Electrical R n Service Disconne E, H, F, G Wings Extent: Moderate,	Area Affe com ct Switche 2026	cted : 100% es Rated At 2- 4000 \$1,945,000) Ampere	es And 1- 3000		
Transformers	Other Obs Location Explana Amperes 60% Other Obs Location	servation, I : South G tion : Main s Serving E servation, I : Mechan	arage Electrical R n Service Disconne F, H, F, G Wings Extent : Moderate, ical Rooms	Area Affe com ct Switche 2026 Area Affe	cted : 100% es Rated At 2- 4000 \$1,945,000) Ampere	es And 1- 3000		
Transformers Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana	servation, I : South G tion : Main s Serving E servation, I 1 : Mechan tion : 5 - 30	arage Electrical R n Service Disconne E, H, F, G Wings Extent: Moderate,	Area Affe com ct Switche 2026 Area Affe	cted : 100% es Rated At 2- 4000 \$1,945,000 cted : 100%	O Ampere	es And 1- 3000 \$3,800		
Transformers	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10%	servation, I : South G tion: Main s Serving E servation, I : Mechan tion: 5-30	arage Electrical R n Service Disconne E, H, F, G Wings Extent : Moderate, ical Rooms Okva, 480/120 Volt.	Area Affe com ct Switche 2026 Area Affe 2045	sted: 100% es Rated At 2- 4000 \$1,945,000 cted: 100%) Ampere	es And 1- 3000		
Transformers Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs	servation, I : South G tion: Main s Serving E servation, I : Mechan tion: 5-30	arage Electrical R n Service Disconne E, H, F, G Wings Extent: Moderate, ical Rooms Okva, 480/120 Volt. Extent: Moderate,	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe	sted: 100% es Rated At 2- 4000 \$1,945,000 cted: 100%	O Ampere	es And 1- 3000 \$3,800		
Transformers Dry Type	Other Obstacles Location Explana Amperes 60% Other Obstacles Location Explana 10% Other Obstacles Location	servation, I : South G tion: Main s Serving E servation, I : Mechan tion: 5-30 servation, I servation, I	arage Electrical R n Service Disconne E, H, F, G Wings Extent: Moderate, ical Rooms Okva, 480/120 Volt. Extent: Moderate, g M - Electrical Ro	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om	sted: 100% es Rated At 2- 4000 \$1,945,000 cted: 100%	O Ampere	es And 1- 3000 \$3,800		
Transformers Dry Type Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana	servation, I : South G tion: Main s Serving E servation, I : Mechan tion: 5-30 servation, I : Building tion: 1-50	arage Electrical R n Service Disconne E, H, F, G Wings Extent: Moderate, ical Rooms Okva, 480/120 Volt. Extent: Moderate,	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om	sted: 100% es Rated At 2- 4000 \$1,945,000 cted: 100% ** cted: 100%	5 5	\$3,800 \$600		
Transformers Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana 30%	servation, I : South G tion: Main s Serving E servation, I : Mechan tion: 5-30 servation, I : Building tion: 1-50	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Inical Rooms Okva, 480/120 Volt. Extent: Moderate, Inical Rooms Okva, 480/120 Volt. Inical Rooms Okva, 480/120 Volt.	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts	\$1,945,000 \$1,945,000 cted: 100%	O Ampere	es And 1- 3000 \$3,800		
Transformers Dry Type Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana 30% Other Obs	servation, I servation: Main Serving E servation, I servation: 5-30 servation: I-50 servation: I-50 servation, I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ideal Rooms Okva, 480/120 Volt. Extent: Moderate, Ideal Rooms Okva, 480/120 Volt. Extent: Moderate, Ideal Rookva, 480/120 Volt. Extent: Moderate, Ideal Rookva, 480/120 Volt.	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts	\$1,945,000 \$1,945,000 cted: 100%	5 5	\$3,800 \$600		
Transformers Dry Type Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana 30% Other Obs Location	servation, I servation: Main Serving E servation, I servation: 5-30 servation: 1-50 servation, I servation: I-50 servation, I servation, I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe from ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe	\$1,945,000 \$1,945,000 cted: 100%	5 5	\$3,800 \$600		
Transformers Dry Type Dry Type Dry Type	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana 30% Other Obs Location	servation, I servation: Main Serving E servation, I servation: 5-30 servation: 1-50 servation, I servation: I-50 servation, I servation, I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ideal Rooms Okva, 480/120 Volt. Extent: Moderate, Ideal Rooms Okva, 480/120 Volt. Extent: Moderate, Ideal Rookva, 480/120 Volt. Extent: Moderate, Ideal Rookva, 480/120 Volt.	Area Affe from ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe	\$1,945,000 \$1,945,000 cted: 100%	5 5	\$3,800 \$600		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard	Other Obstaction Explana Amperes 60% Other Obstaction Explana 10% Other Obstaction Explana 30% Other Obstaction Explana Explana The Control of the Control Explana Explana Explana	servation, I 1: South G tion: Main servation, I servation, I servation, I servation: 1-50 servation, I servation: 1-50 servation, I servation: 2-15	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe pom ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe	** cted: 100% #\$1,945,000 cted: 100% ** cted: 100%	5 5	\$3,800 \$600 \$1,900		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker	Other Obstacler Control of the Control of Explana 10% Other Obstacler Control of Explana 30% Other Obstacler Control of Explana 25%	servation, I servation; E servation, I servation, I servation, I servation, I servation; I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe Volts	\$1,945,000 \$1,945,000 cted: 100%	5 5 5 5	\$3,800 \$600 \$1,900		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw	Other Obs Location Explana Amperes 60% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 25% 15%	servation, I servation : Main Serving E servation, I servation : 5-30 servation : I-50	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe from ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe Volts 2028 2048	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100%	5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$2,200 \$1,100		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker	Other Obs Location Explana Amperes 60% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 25% 15% 25%	servation, I i : South G tion : Main servation, I i : Mechan tion : 5-30 servation, I i : Building tion : 1-50 servation, I i : X- Wing tion : 2-15	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe Volts	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100%	5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$1,100 \$1,800		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw Fused Disc Sw Fused Disc Sw	Other Obs Location Explana Amperes 60% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 25% 15%	servation, I i : South G tion : Main servation, I i : Mechan tion : 5-30 servation, I i : Building tion : 1-50 servation, I i : X- Wing tion : 2-15	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe 0 Volts 2028 2048 2054	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100%	5 5 5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$2,200 \$1,100		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw Fused Disc Sw	Other Obs Location Explana Amperes 60% Other Obs Location Explana 30% Other Obs Location Explana 30% Other Obs Location Explana 25% 15% 25%	servation, I i : South G ition : Main servation, I i : Mechan tion : 5-30 servation, I servation, I i : Suilding tion : 1-50 servation, I servation, I servation, I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe com ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe 0 Volts 2028 2048 2054	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100%	5 5 5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$1,100 \$1,800		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw Fused Disc Sw Fused Disc Sw Raceway	Other Obstacler Control of the Contr	servation, I i : South G ition : Main servation, I i : Mechan tion : 5- 30 servation, I servation, I i : Building tion : 1- 50 servation, I servation, I servation, I	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe pom ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe 0 Volts 2028 2048 2054 2028	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100% ** cted: 100%	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$1,100 \$1,800		
Transformers Dry Type Dry Type Dry Type Switchgear / Switchboard Air Circuit Breaker Fused Disc Sw Fused Disc Sw Fused Disc Sw Raceway Conduit	Other Obs Location Explana Amperes 60% Other Obs Location Explana 10% Other Obs Location Explana 30% Other Obs Location Explana 25% 15% 25% 35%	servation, I i : South G tion : Main servation, I servation, I servation, I servation : 1 - 50 servation, I servation : 2 - 15	Tarage Electrical R In Service Disconne In H, F, G Wings Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Okva, 480/120 Volt. Extent: Moderate, Ical Rooms Extent: Moderate, Ical Room	Area Affe pom ct Switche 2026 Area Affe 2045 Area Affe om ts 2041 Area Affe 0 Volts 2028 2048 2054 2028 2038	\$1,945,000 \$1,945,000 cted: 100% ** cted: 100% \$244,800 ** \$342,700	5 5 5 5 5 5 5	\$3,800 \$3,800 \$600 \$1,900 \$1,100 \$1,800		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

Electrical		Current F	Repair	Futur	re Replacement Maintenance		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	* *	5	\$2,000	
Fused Disc Sw	5%			2027	\$33,700	5	\$2,000	
Molded Case Bkrs	15%			2044	* *	5	\$6,700	
Molded Case Bkrs	25%			2036	* *	5	\$11,200	
Molded Case Bkrs	50%			2027	\$336,800	5	\$22,400	
Wiring								
Braided Cloth	20%	2-4	\$226,200	2053	**	1		
		_	nt : Moderate, Are					
		: Through	out Old Sections O					
Thermoplastic	30%			2038	* *	1		
Thermoplastic	10%			2054	* *	1		
Thermoplastic	30%			2028	\$339,300	1		
Thermoplastic	10%			2048	* *	1		
Motor Controllers						_	*	
Locally Mounted	5%			2026	\$293,700	5	\$600	
Motor Control Center	10%			2026	\$587,400 * *	5	\$4,600	
Variable Frequency	20%			2041	* *			
Drive Variable Frequency Drive	65%			2045	* *			
Ground								
Grounding Devices								
Not Accessible	50%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 0%			
	Location	: North G	arage Electrical Ro	oom				
	Explana	tion : Conn	ected To The Build	ling Four	ndation			
Generic	50%			LIFE	* *	5	\$12,500	
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: X - Build	ling - Basement					
	Explana	tion : Conn	ected To Metal Wa	ter Pipe				
Stand-by Power								
Transfer Switches								
Automatic	90%			2041	* *	1	\$472,200	
Automatic	10%			2045	* *	1	\$52,500	
Generators	4000			262-	ale -l-		.	
Diesel	100%			2037	**	1	\$660,400	
			Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	-	0 K D: 10					
D-#:	Explana	tion: 4-75	0 Kva Diesel Gene	rators				
Batteries	1000/			2022	¢1 700	-	¢62 200	
Lead/Acid	100%			2022	\$1,700	5	\$63,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

Electrical	Current Repair	Future R	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Fuel Storage									
Day Tank	50%	2044	* *	5	\$166,900				
	Other Observation, Extent : Moderate	e, Area Affectea	d : 100%						
	Location: Roof								
	Explanation: 4-275 Gallons Capac	-							
Main Tank	25%	2056	**	5	\$13,200				
	Other Observation, Extent : Moderate	e, Area Affectea	d : 100%						
	Location : South Garage								
	Explanation: 3000 Gallons Capacit	-							
Main Tank	25%	2031	* *	5	\$13,200				
	Other Observation, Extent: Moderate	e, Area Affectea	d: 100%						
	Location : North Garage								
	Explanation: 3000 Gallons Capacit	y Tank							
Lighting									
Interior Lighting	400/		ale ale	4.0	44.5				
Fluorescent	10%	2033	**	10	\$165,000				
	Compact Fluorescent Light, Extent: N Location: Offices, Hallways	Moderate, Area	i Affected : 100)%					
Fluorescent	25%	2033	* *	10	\$412,600				
	T-8 Lamps And Fixtures, Extent : Mod Location : Storage, Offices		ffected : 100%		¥ :-=,•••				
Fluorescent	5%	2033	* *	10	\$82,500				
radiescent	T-5 Lamps And Fixtures, Extent : Mod		ffected : 100%	10	\$62,500				
	Location : Offices, Hallways	11, 00, 11,	<i>jeelea</i> . 10070						
Incandescent	50%	2028	\$12,140,200	2	\$20,000				
meandescent	Other Observation, Extent : Moderate			2	\$20,000				
	Location : Galleries And Exhibits	, 111 eu 1155 ec iei	1. 100/0						
	Explanation : Track Lights								
LED	10%	2033	* *						
LED	Other Observation, Extent : Moderate		1 · 100%						
	Location : Galleries And Exhibits	, Агей Ајјесіеі	1. 100/0						
	Explanation: LED Light Fixtures								
Egress Lighting	Expunuion . DED Light I mules								
Emergency, Service	49%	2033	* *	1					
Emergency, Battery	1%	2033	* *	10	\$4,300				
Exit, LED	30%	2056	* *	1	Ψ-1,500				
Exit, Service	20%	2028	\$108,100	1					
Exterior Lighting	2070	2020	Ψ100,100						
LED	20%	2036	* *						
No Component	80%	2030							
Lightning Protection	5570								

Lightning Protection

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART ELECTRICAL SYSTEM

Asset #: 4163

Electrical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
ightning Protection					
Arresters/Cabling					
No Component	70%				
Generic	30%	2031 *	* 5		
	Other Observation, Extent : M	loderate, Area Affected : 100%			
	Location: A, B, C Wings				
	Explanation: Copper				
Marm					
Security System					
No Component	35%				
Generic	65%	2033 *	* 1	\$414,000	
	Other Observation, Extent : M	loderate, Area Affected : 100%			
	Location: Public Spaces				
	Explanation : CCTV Surveil	lance Camera System And Intrusio	on Alarm Sy	stem	
Fire/Smoke Detection		-			
Generic, Digital	100%	2033 *	* 1-3	\$1,050,800	
, 2	Other Observation, Extent : M	loderate, Area Affected : 100%			
	Location : Throughout The I	Building			
	· ·	ors, Alarm Bells, Strobe Lights, M	anual Pull	Stations And	
	Horns. Maintained By Priva				

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 542

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART SECTION ESDA

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.U00 / 2308 Yr Built/Renovated : 1990 /

Area Sq Ft : 160,236 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$731,700	\$418,100
Interior Architecture		\$434,000
Mechanical	\$940,000	\$6,408,600
Total	\$1,671,800	\$7,260,700
Importance Code A	\$820,200	\$418,100
Importance Code B	\$851,500	\$6,624,400
Importance Code C		\$218,200
Total	¢1 671 900	\$7.260.700

Total	\$1,671,800	\$7,260,700

\$168,300	\$146,400	\$109,100	\$133,800
\$23,300	\$13,600	\$1,600	\$3,200
\$191,600	\$160,000	\$110,600	\$136,900
\$17,800	\$17,800	\$17,800	\$17,800
\$152,100	\$41,800	\$86,900	\$95,100
	\$88,400	\$6,000	\$22,500
\$21,700	\$12,000		\$1,600
FY 2020	FY 2021	FY 2022	FY 2023
	\$21,700 \$152,100 \$17,800 \$191,600 \$23,300	\$21,700 \$12,000 \$88,400 \$152,100 \$41,800 \$17,800 \$17,800 \$191,600 \$160,000 \$23,300 \$13,600	\$21,700 \$12,000 \$88,400 \$6,000 \$152,100 \$41,800 \$86,900 \$17,800 \$17,800 \$17,800 \$191,600 \$160,000 \$110,600 \$23,300 \$13,600 \$1,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	2.50/ 3.5	44. - 00		de de	_	444000	
Concrete Masonry Unit	25% Now Diagonal Cracks, Ex Location: Mechan		LIFE rea Affecte	* * ed : 15%	5	\$14,800	
Stucco Cement	10%		2041	* *	5	\$23,700	
	Other Observation, E Location : Through	out		: 100%			
	Explanation: This	Is An Eifs Assembl					
Window Wall	65%		2048	* *	5	\$230,800	
Windows Aluminum	100%		2036	* *	5	\$300	
Parapets							
Masonry: Limestone	15%		LIFE	* *	5	\$1,500	
Metal Panel	10%		2048	* *	5	\$3,100	
Metal Rail	75% 0-2 Corrosion/Rusting, E Location: Through		2041 Area Affec	* * cted : 25%	5	\$43,100	
	Deteriorated Finish, Location : Through		Area Affe	ected : 25%			
Roof							
Modified Bitumen	75%		2033	* *	10	\$73,000	
	Blisters, Extent : Lig. Location : Various						
Skylight, Plastic	5%		2041	* *	1		
Sloped Glazing	20% Now Condensation Preser		LIFE te, Area A	* * ffected : 25%	5	\$259,600	
	Location : Above S Thermally Inefficient Location : Above S	, Extent : Severe, A	rea Affect	ted : 20%			
Interior			<u> </u>				<u> </u>
Floors							
Carpet	40%		2024	\$1,362,900	3	\$143,900	
Ceramic Tile	5%		2037	* *	5	\$12,000	
Granite Panels	10%		LIFE	* *	5	\$18,000	
Marble Panels	20%		LIFE	* *	5	\$36,000	
Terrazzo	5%		LIFE	* *	5	\$9,400	
Vinyl Tile	10%		2033	* *	3	\$9,000	
Wood	10%		2043	* *	5	\$45,000	
Interior Walls							
Concrete Masonry Unit			LIFE	* *	5	\$9,100	
Gypsum Board	80%		LIFE	* *	5	\$218,200	
Masonry: Brick	10%		LIFE	* *			
Masonry: Limestone	5%		LIFE	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	5%		2041	* *	5	\$15,000	
AcousTileSusp.Lay-In	25%		2041	* *	5	\$60,000	
Exposed Concrete	10%		LIFE	* *	5	\$3,700	
Gypsum Board	60%		LIFE	* *	5	\$179,900	

Mechanical		Current Repair		Future Replacement			M		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
leating									
Energy Source									
Utility Steam	100%			2038		* *	1		
			ent : Light, Area	Affected	: 100%				
		: Basement I							
	Explanat	ion : Steam I	Provided By Con	Edison					
Conversion Equipment Heat Exchanger, Plate & Frame	20%			2031		* *	1	\$15,800	
Pres. Reducing Valve/LP Steam	80%	Now	\$88,500	2043	:	* *	5	\$3,800	
	Leak Evide	ent, Extent : S	Severe, Area Affe	cted: 3%	%				
	Location	: PRV Statio	n, Mechanical R	oom					
	Other Obs	ervation, Ext	ent : Severe, Are	a Affecte	d: 80%				
	Location	: Steam Roo	m						
	Explanat	ion : On Exte	ended Life Time						
Distribution									
Hot Wtr Piping/Pump		Now	\$2,600	2036	:	* *	4	\$1,600	
		Extent : Mod : Various Ar	lerate, Area Affe eas	cted : 10	%				
		riorating, Ex : Throughou	ctent : Moderate, et	Area Afj	fected : 20%				
Central Plant Steam Piping/Pmp	80%	Now	\$226,200	2038	:	* *	4	\$6,300	
	Corroded,	Extent : Seve	ere, Area Affecte	d: 20%					
	Location : Various Areas								
	Insul. Dete	riorating, Ex	ctent : Moderate,	Area Af	fected : 40%				
	Location	: Throughou	ıt						
	Steam Tra	os Faulty, Ex	tent : Moderate,	Area Aff	fected : 20%				
	Location	: Various Ar	reas						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

lechanical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost (S)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
eating							
Terminal Devices Air Handler	70% Now Corroded, Extent	\$32,900 : Severe, Area Affecte	2028 d:3%	\$1,644,100	1	\$62,400	
		Pans Rusted Causing		eaks. Mechanical E	Equipmen	nt Room	
		ent : Moderate, Area A					
	Location: Coil	Connections, Ground	Floor Me	echanical Room			
Convector/Radiator	10%		2026	\$89,400	1	\$5,200	
Fan Coil Unit/Heat	20%		2023	\$500,300	1	\$10,400	
ir Conditioning							
Energy Source	1000/		2026	* *	1		
Electricity	100%		2036	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	r 100%		2024	\$1,890,300	1	\$173,400	
Centinugai, Liec Chinici		n, Extent : Light, Area			1	\$175,400	
	Location : AC R		33				
	Explanation: 2	Units. R-123 Refriger	ant				
Distribution							
CW & CHW Wtr	100% Now	\$20,400	2038	* *	4	\$7,900	
Pipe/Pump	C 115.	M. I. A. A.C.C.	. 1 25	- 0./			
	Location : Vario	: Moderate, Area Affe	ctea : 25	9%			
Terminal Devices	Locuiton : varie	743 117 EUS					
Air Handler/Cool/Ht	100%		2028	\$1,873,400	1	\$99,100	
Heat Rejection	10070		2020	ψ1,075,100		ψ,,100	
Water Cooling Tower	100% Other Observation Location: Roof Explanation: 2		2026 Affected	\$633,900 !: 100%	2	\$161,300	
entilation	·						
Distribution							
Ductwork/Diffusers	100% Now	4,	LIFE	**	2-5	\$89,300	
	•	Extent : Moderate, Ai ers. Various Areas	rea Affec	ted : 10%			
		ers. various Areas m, Extent : Moderate,	Area Af	factod : 50%			
	•	m, Extent : Moderate, Dampers Are Not Work			ıs		
Exhaust Fans							
Interior	40%		2028	\$237,700	2	\$2,000	
Roof	60%		2033	**	2	\$2,900	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric			2026	\$14,700	4	\$100	
No Component		.	1.00	1 00/			
		n, Extent : Light, Area	Affectea	t : 0%			
		ot Water Comes E	. ти тил:				
Water Heater Electric	10% 90% Other Observation Location:	n, Extent : Light, Area	2026 Affected	1:0%		\$10	00

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2308

Mechanical	Current Rep	air Futu	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	**	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	**	1		
Sump Pump(s) Non-Submersible	100% Now Malfunctioning, Extent: Location: Lower Level			4	\$3,400	
Sewage Ejector(s)						
Electric	100% Now On Extended Life, Extent Location : Lower Level			4	\$6,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Exter Location : (2) B, G, 1, 1 Explanation : 4 Units			Roof		
Hydraulic	10%	LIFE	**			
	Other Observation, Exter Location : Sub-Baseme Explanation : 1 Unit	-	d : 10%			
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$83,800	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$9,000	
Chemical System						
Generic	100%	2023	+ - ,	1-3	\$4,000	
	Other Observation, Exter Location : Kitchen	nt : Light, Area Affecte	d : 100%			
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 547

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING A

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.A00 / 2304 Yr Built/Renovated : 1880 /

Area Sq Ft : 87,922 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$12,906,600	\$1,059,900
Interior Architecture	\$193,200	\$9,499,700
Mechanical	\$2,600,400	\$1,316,600
Total	\$15,700,300	\$11,876,200
Importance Code A	\$12,906,600	\$1,120,600
Importance Code B	\$2,793,700	\$1,309,300
Importance Code C		\$9,446,300
Total	\$15,700,300	\$11,876,200

Total	\$196,400	\$59,300	\$28,100	\$37,600
Importance Code C				
Importance Code B	\$130,400	\$59,300	\$26,900	\$33,300
Importance Code A	\$66,000		\$1,200	\$4,400
Total	\$196,400	\$59,300	\$28,100	\$37,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$122,500	\$28,400	\$19,100	\$25,400
Interior Architecture		\$23,000		
Exterior Architecture	\$66,000		\$1,200	\$4,400
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repa	nir Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior	•	•					
Exterior Walls							
Concrete Masonry Unit	15%	LIFE	* *	5	\$1,700		
Copper/Terne	15%	2048	* *	10	\$6,300		
Masonry: Brick	70% Now	\$84,300 LIFE	* *	5	\$12,500		
	Diagonal Cracks, Extent	: Moderate, Area Affec	ted : 10%				
	Location: Courtyard						
	Horizontal Cracks, Exten	t : Moderate, Area Affe	cted : 10%				
	Location: Courtyard						
	Jnt Mortar Miss/Erod, Ex	tent : Moderate, Area A	Affected : 50%				
	Location: Courtyard						
Windows							
Metal Louvers	15%	2024	\$1,100	10	\$200		
Steel	85%	2027	\$10,900	5	\$2,400		
Parapets							
Masonry: Brick	65% Now	\$30,900 LIFE	* *	5	\$2,400		
	Diagonal Cracks, Extent	: Moderate, Area Affec	ted : 10%				
	Location: Courtyard						
	Horizontal Cracks, Exten	t : Moderate, Area Affe	cted : 20%				
	Location: Inner East A	nd West Facades					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%						
	Location: Inner East Fo	acade - Section A1, A2					
	Loose/Delam Surface, Ex	tent : Moderate, Area A	Affected : 15%				
	Location: Inner East Fo	acade					
	Water Penetration, Exten	t : Moderate, Area Affe	cted : 15%				
	Location : At Step Flash	Connections, South F	acade - Section A3				
Masonry: Limestone	5% 0-2	\$2,200 LIFE	* *	5	\$200		
•	Worn/Eroded, Extent: Me	oderate, Area Affected	: 15%				
	Location: Coping Stone	?					
Metal Rail	30% Now	\$6,600 2033	* *	5	\$7,900		
1120002 10011	Corrosion/Rusting, Exten	. ,	cted : 25%	Č	Ψ1,500		
	Location: Throughout						
	Deteriorated Finish, Exte	nt : Moderate, Area Af	fected : 25%				
	Location: Throughout						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repair	Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Exterior					
Roof	5%	2033 **	10 \$4,400		
IRMA/Protected Membrane	370	2033	10 \$4,400		
Metal Panel	35% Now \$47,900	2026 \$478,800			
	Corrosion/Rusting, Extent: Moderate,				
	Location : At Ridge				
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Throughout				
	Explanation: Original Monel Panels				
Modified Bitumen	10% Now \$26,300	2033 **			
	Blisters, Extent: Moderate, Area Affec				
	Location: Section Of Roof Near Wes				
Sloped Glazing	45% Now \$12,774,500	LIFE **	5 \$523,000		
	Broken/Missing Elements, Extent: Mod Location: Various Locations Throug				
	Condensation Present, Extent: Modera				
	Location: Attic Spaces	nie, meu mjecieu . 1570			
	Corrosion/Rusting, Extent: Severe, Are	ea Affected : 60%			
	Location : Mullions And Structural S				
	Thermally Inefficient, Extent : Severe, A	Area Affected : 100%			
	Location: Throughout				
	Water Penetration, Extent: Moderate,	Area Affected : 15%			
	Location: Attic Spaces, Section A2				
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Over Attic Spaces	Common et al Classica Contains	1 M 1 A 1 D 1 It		
	Explanation : This Roof Is Actually C Useful Life	orrugatea Giazing. Origina	i Materiai Ana Beyona Its		
Sloped Glazing	5%	LIFE **	5 \$58,100		
Interior					
Floors					
Carpet	20%	2027 \$373,900	3 \$39,500		
Granite Panels	25%	LIFE **	5 \$24,700		
Marble Panels	20%	LIFE **	5 \$19,700		
Slate	5%	LIFE **	5 \$7,000		
Terrazzo	10% Now \$102.200	LIFE ** 2043 **	5 \$10,300 5 \$24,700		
Wood	20% Now \$193,200 Deteriorated Finish, Extent: Moderate		5 \$24,700		
	Location : Exhibit Areas	., 111 cu 1135 cueu . 50/0			
Interior Walls					
Fabric on Framing	20%	2029 \$9,282,500	5 \$27,300		
Gypsum Board	20%	LIFE **	5 \$32,800		
Masonry: Limestone	5%	LIFE **	. ,		
Plaster	40%	LIFE **	5 \$32,800		
Wood	15%	LIFE **	5 \$163,800		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Architecture	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	15%	2041	* *	5	\$19,700	
Glass: Susp Panels	20%	LIFE	* *			
	Glazing Broken/Cracked, Extent: Machine Location: Various Locations Through	. 55	ected : 15%			
	Other Observation, Extent : Light, A	Area Affected : 100	%			
	Location : Throughout					
	Explanation : Pebble Blasted Gla	SS				
Plaster	65%	LIFE	* *	5	\$53,400	

lechanical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source	1000/			2020	* *			
Utility Steam	100%			2038		1		
			Extent : Light, Area t D Channel	Affectea	t : 100%			
			ı D Cnannei ı Provided By Con	Edison				
Conversion Equipment	Ехриини	non . steam	i i rovided by Con	Eaison				
Pres. Reducing	100%			2024	\$60,700	5	\$5,200	
Valve/LP Steam	10070			202.	Ψου, του	J	ψ3,200	
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$700	2027	\$14,300	4	\$400	
	Corroded, Extent: Moderate, Area Affected: 10%							
	Location	ı : Mechani	cal Room					
Central Plant Steam Piping/Pmp	90%	Now	\$418,800	2038	* *	4	\$3,900	
1 5 1		Extent : Se	evere, Area Affecte out	d : 50%				
		_	nt : Severe, Area A	ffected :	5%			
	Location	ı : Bms And	Pneumatic Contro	ol System	ļ.			
	Steam Tra	ps Faulty, I	Extent : Moderate,	Area Afj	fected : 30%			
	Location	: Various	Areas					
Terminal Devices								
Air Handler		Now	\$77,300	2023	\$773,300	1	\$29,400	
	Corroded, Extent : Moderate, Area Affected : 30%							
			sings Rusted Thro	ıgh				
Convector/Radiator	10%			2026	\$49,100	1	\$2,800	
Fan Coil Unit/Heat		Now	\$20,600	2028	\$411,800	1	\$7,700	
	Corroded, Extent : Moderate, Area Affected : 10%							
		ı : Fan Hou	=					
			Extent : Light, Area	Affected	! : 20%			
		-	2nd Floor Gallery					
r Conditioning	Explana	tion : Rehed	at Units					

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Energy Source District Chilled Water	Location	servation, E 1 : W Wing	Extent : Light, Area			1		
Distribution CW & CHW Wtr Pipe/Pump	Corroded	Now Extent: Son: Various	\$5,600	2028 d : 20%	\$111,800	4	\$4,300	
Terminal Devices Air Handler/Cool/Ht	100% Leak Evia	Now	\$20,600 : Moderate, Area	2023 Affected :	\$1,027,900 5%	1	\$48,900	
Ventilation								
Distribution Ductwork/Diffusers	Corroded Location Faulty Air	n : Sheet Mo r Intake, Ex	\$42,200 Ioderate, Area Affe etal Ducts Rusted T tent : Severe, Area Are Inoperable, Al	Through Affected	: 10%	2-5 g Proper	\$49,000	
Exhaust Fans Interior Roof	80% 20% On Extend Location	0-2 ded Life, Ex	\$30,400 stent : Severe, Area	2023 2038 Affected	\$260,900 * *	2 2	\$2,200 \$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2028	\$683,200	1		
Water Heater Electric No Component	Location	servation, E ı :	Extent : Light, Area		\$16,100 :: 0%	4	\$200	
Canida na Dinina	Explana	tion : Hot \	Water Comes From	W Wing				
Sanitary Piping Cast Iron	Location			LIFE Area Affe	* * ected : 100%	1		
Storm Drain Piping Cast Iron	Location			LIFE Area Affe	* * ected : 100%	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2304

Mechanical	Curren	t Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100% 0-2	\$14,000	2038	* *	4	\$1,900	
	On Extended Life, I Location : Basem	Extent : Severe, Area ent	Affected	: 100%			
Sewage Ejector(s)							
Electric	100% 0-2	\$26,400	2038	* *	4	\$3,500	
	On Extended Life, I	Extent : Severe, Area	Affected .	: 10%			
	Location: Basem	ent					
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$46,000	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$4,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 553

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING B

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 100,054 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$6,870,700	\$697,300
Interior Architecture	\$192,400	\$223,800
Mechanical	\$2,070,800	\$2,249,200
Total	\$9,133,900	\$3,170,300
Importance Code A	\$6,870,700	\$766,300
Importance Code B	\$2,263,200	\$2,313,500
Importance Code C		\$90,500
Total	\$9,133,900	\$3,170,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,900	\$7,000		\$28,800
Interior Architecture		\$18,700	\$3,700	
Mechanical	\$94,900	\$14,000	\$21,600	\$72,800
Total	\$107,800	\$39,800	\$25,300	\$101,700
Importance Code A	\$12,900	\$7,000		\$28,800
Importance Code B	\$94,900	\$32,800	\$25,300	\$72,800
Total	\$107,800	\$39,800	\$25,300	\$101,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

rchitecture	Current Repa	air	Future	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior		•					
Exterior Walls							
Masonry: Brick	40% Now		LIFE	* *	5	\$16,400	
	Diagonal Cracks, Extent						
	Location: Mechanical						
	Horizontal Cracks, Exten						
	Location: Mechanical						
	Jnt Mortar Miss/Erod, Ex Location : Mechanical						
	Loose/Delam Surface, Ex						
	Location : North Facad						
	Water Penetration, Exten						
	Location : Section B7 A						
Masonry: Limestone	60% Now	\$331,100	LIFE	* *	5	\$18,400	
<i>j</i> : —	Cracking/Crumbling, Ext			ected : 5%	-	4-0,000	
	Location : Wall Adjacer	nt To Esda Wing					
	Jnt Mortar Miss/Erod, Ex	tent : Moderate,	, Area Aj	fected : 20%			
	Location: West Facade	- Upper Joint L	ines				
	Staining/Discoloring, Ext		ı Affected	d : 15%			
	Location : West Facade						
Windows				de de	_	** ***	
Metal Clad	100% Now		2053	**	5	\$3,600	
	Corrosion/Rusting, Exten Location : Bulkheads, M			tea : 50%			
	Deformed/Dented, Extent			ad · 25%			
	Location: Bulkheads, N			ea . 2570			
	Thermally Inefficient, Ext			ected : 50%			
	Location : Bulkheads, M						
Parapets	<u> </u>						
Masonry: Brick	70% Now	\$43,200	LIFE	* *	5	\$2,200	
	Cracking/Crumbling, Ext	ent : Moderate, .	Area Aff	ected : 20%			
	Location: Mechanical						
	Diagonal Cracks, Extent						
	Location: Mechanical						
	Misaligned/Bulging, Exte						
	Location : Mechanical					***	
Masonry: Limestone	5% Now		LIFE	**	5	\$200	
	Jnt Mortar Miss/Erod, Ex Location : West Facade		, Area Aj	јестеа : 15%			
M (1 D)			2040	* *		# CO O	
Metal Panel	5%		2048	**	5	\$600	
Metal Rail	20%		2041		5-10	\$11,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Built-Up (BUR)	5% Now Vegetation Growth, E. Location : Section B Worn/Eroded, Extent	3					
	Location : Section B						
Metal Panel	10% Now Corrosion/Rusting, Ex Location : Sloped Ro		2041 Area Affe	* * cted : 10%			
Modified Bitumen	30% Alligatoring, Extent: Location: Througho		2033 ffected :	* *	10	\$28,500	
Sloped Glazing	50% 0-2 Condensation Present Location: Attic Spac Corrosion/Rusting, Ex Location: Througho	ce ctent : Severe, Are			5	\$633,900	
	Glazing Broken/Crack Location: Attic Space Thermally Inefficient, Location: Throught Water Penetration, Ex Location: Attic Space Other Observation, Ex Location: Over Attic Explanation: This R	ce Extent : Moderate ctent : Moderate, A ce ctent : Moderate, A c Spaces	e, Area A Area Affe Area Affe	ffected : 100% cted : 10% cted : 100%	! And Be	yond Its Useful	
Sloped Glazing	Remaining Life 5%		LIFE	* *	5	\$63,400	
interior	370		LII L			ψου, που	
Floors Carpet Ceramic Tile Marble Panels Terrazzo Wood	25% 5% 15% 20% 35% Now Deteriorated Finish, E		2027 2037 LIFE LIFE 2056 Area Aff	\$531,900 ** ** ** ** ** **	3 5 5 5 5	\$56,200 \$7,500 \$16,800 \$23,400 \$49,100	
Interior Walls	Location : Exhibit A	reas					
Gypsum Board Masonry: Brick Marble Panels	30% 5% 10%		LIFE LIFE LIFE	* * * * *	5	\$47,200	
Plaster Plaster	10% 45%		LIFE LIFE	* *	5 5	\$7,900 \$35,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Maintenance

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING B

Asset #: 2305

Future Replacement

Current Repair

System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
Glass: Susp Panels	30%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$37,400	
Plaster	15%			LIFE	* *	5	\$14,000	
Plaster	35%			LIFE	* *	5	\$32,800	
Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
			Extent : Light, Area	Affected	: 100%			
			t D Channel					
	Explana	tion : Stean	n Provided By Con	Edison				
Conversion Equipment								
Pres. Reducing	100%			2024	\$69,100	5	\$5,900	
Valve/LP Steam								
Distribution								
Hot Wtr Piping/Pump		Now	\$800	2027	\$16,300	4	\$500	
			loderate, Area Affe		%			
	Location	a : 3rd Floo	r Mechanical Rooi	n				
Central Plant Steam Piping/Pmp	90%	Now	\$476,600	2038	* *	4	\$4,400	
	Corroded,	Extent: Se	evere, Area Affecte	d : 30%				
	Location	: Through	out					
	Malfuncti	oning, Exte	nt : Severe, Area A	ffected :	10%			
	Location	: Bms Ana	l Pneumatic Contro	ol System				
	Steam Tra	ps Faulty,	Extent : Moderate,	Area Aff	fected : 20%			
	Location	: Various	Areas					
Terminal Devices								
Air Handler	40%	Now	\$29,300	2023	\$586,600	1	\$22,300	
	Corroded,	Extent : M	oderate, Area Affe		·		,	
		: Fan Hou						
Air Handler	20%			2028	\$293,300	1	\$12,400	
Convector/Radiator	10%			2026	\$55,800	1	\$3,200	
Fan Coil Unit/Heat	30%			2028	\$468,600	1	\$9,700	
ran Con Omvileat			Extent : Light, Area		·	1	\$9,700	
			xieni . Ligni, Area 2nd Floor Gallery	пурестеа	. 50/0			
	Locuitor	i. Aiii Oj	2na rioor Ganery					

Air Conditioning

Architecture

Energy Source

District Chilled Water 100% 2038 ** 1

Other Observation, Extent: Light, Area Affected: 100%

Location: W Wing

Explanation: Chilled Water Comes From W Wing.

Explanation: Reheat Units

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2305

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	100% Now	\$25,400	2038	* *	4	\$4,900	
	Corroded, Extent : S Location : Through		d : 30%				
Terminal Devices Air Handler/Cool/Ht	50% Now Leak Evident, Extent Location: Coils C		2023 Affected :	\$584,900 10%	1	\$27,800	
Air Handler/Cool/Ht	50%		2028	\$584,900	1	\$30,900	
Ventilation Distribution				*			
Ductwork/Diffusers	100% Now Faulty Air Intake, E.	\$48,100 xtent : Severe, Area s Are Inoperable, Ai			2-5	\$55,800	
Exhaust Fans	Location . Louvers	The moperatie, m	ГВитре	rs fire two working	8 1 roper	<i>. y</i>	
Interior Roof	80% 20%		2023 2023	\$296,900 \$34,600	2 2	\$2,500 \$600	
Plumbing H/C Water Piping	2070		2023	\$54,000		\$000	
Brass/Copper	100% Now Corroded, Extent : M Location : Baseme		2028 cted : 15	\$777,500 %	1		
Water Heater Electric No Component	10% 90%		2023	\$9,200	4	\$100	
	Other Observation, Location:	Extent : Light, Area Water Comes From					
Sanitary Piping				,			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fire Suppression Standpipe	1000/		2020	* *	1.5	Ф.5.2.200	
Generic	100%		2038	* *	1-5	\$52,300	
Sprinkler No Component	80%		2040	* *	1.2	\$5.60 0	
Generic	20%		2048	T T	1-2	\$5,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 558

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING C

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.C00 / 2306 Yr Built/Renovated : 1894 /

Area Sq Ft : 99,979 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,630,600	\$598,100
Interior Architecture	\$544,300	\$19,096,900
Mechanical	\$2,770,800	\$1,497,100
Total	\$4,945,600	\$21,192,100
Importance Code A	\$1,630,600	\$667,100
Importance Code B	\$3,315,000	\$1,521,600
Importance Code C		\$19,003,400
Total	\$4.045.600	\$21 102 100

Total	\$4,945,600	\$21,192,100

\$61,600	\$33,100	\$25,900	\$73,600
\$17,200			\$40,200
\$78,700	\$33,100	\$25,900	\$113,800
\$3,900	\$3,900	\$3,900	\$3,900
\$55,700	\$14,200	\$21,900	\$67,700
\$1,900	\$15,000		\$1,900
\$17,200			\$40,200
FY 2020	FY 2021	FY 2022	FY 2023
	\$17,200 \$1,900 \$55,700 \$3,900 \$78,700 \$17,200	\$17,200 \$1,900 \$55,700 \$3,900 \$3,900 \$78,700 \$17,200	\$17,200 \$1,900 \$55,700 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$3,900 \$17,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$100,400	LIFE	* *	5	\$29,900	
	Horizontal	! Cracks, Ext	ent : Moderate, A	Area Affe	cted : 10%			
	Location	: Fan Room	Wall - Section C	22, East I	Facade			
	Jnt Mortar	Miss/Erod,	Extent : Modera	te, Area A	Affected : 25%			
	Location	: Section Cl	!, C2, C3 Facade	S				
	Misaligned	d/Bulging, Es	xtent : Moderate,	Area Af	fected : 5%			
	Location	: Fan Room	Wall - Section C	C2, East I	Facade			
Panel/Paver: Limestone	60%			LIFE	* *	5	\$33,600	
Windows								
Glass Block	10%			LIFE	* *	5	\$500	
Metal Clad	90%	Now	\$395,800	2053	* *	5	\$21,400	
	Corrosion	Rusting, Ext	ent : Moderate, A	Area Affe	ected : 50%			
	Location	: Bulkheads	, Courtyard					
	Deformed/	Dented, Exte	ent : Moderate, A	rea Affe	cted : 25%			
	Location	: Bulkheads	, Courtyard					
Parapets								
Concrete Masonry Unit	10%			LIFE	* *	5	\$400	
Masonry: Brick	70%			LIFE	* *	5	\$2,700	
Masonry: Limestone	5%			LIFE	* *	5	\$200	
Metal Rail	15%			2033	* *	5-10	\$10,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	100/	3.7	#15.0 00	2020	#0 7 000			
IRMA/Protected Membrane	10%	Now	\$17,200	2028	\$85,900			
		/Displaced _! : Section (, Extent : Moderate C4	e, Area A	ffected : 20%			
		ded, Extent : Section (: Moderate, Area . C4	Affected	: 30%			
IRMA/Protected Membrane	10%			2033	* *	10	\$9,700	
nacino func		ck Ballast, 1 : Flat Roo	Extent : Moderate, f	Area Af	fected : 100%			
Metal Panel	5%			2026	\$60,700	10	\$8,900	
	Other Obs	ervation, E : Through	xtent : Moderate, 1 out				¥ = //= = =	
	Explana	tion : Origi	nal Monel Panels.	Beyond	Their Useful Life			
Modified Bitumen	25%			2033	* *	10	\$24,200	
Skylight, Metal/Glass	20%			2048	* *	10	\$64,500	
Sloped Glazing	30%	Now	\$1,134,300	LIFE	* *	5	\$387,000	
			t, Extent : Modera	te, Area .	Affected : 25%			
		: Over Att	-					
	_		ked, Extent : Mode	erate, Are	ea Affected : 25%			
		: Over Att	=					
	-	Inefficient, : Through	Extent : Moderate out	e, Area A	ffected : 100%			
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Over Att	ic Space					
nterior								
Floors								
Carpet	20%			2024	\$425,200	3	\$44,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$16,400	
Marble Panels	10%			LIFE	* *	5	\$11,200	
Slate	5%			LIFE	* *	5	\$8,000	
Terrazzo	10%			LIFE		5	\$11,700	
Vinyl Tile	10%		Sutant . Madanata	2023	\$141,600	3	\$7,500	
	Other Observation, Extent : Moderate, Area Affected : 10% Location : Laboratory							
		tion : 9 X 9	=					
337 1				20.42	* *	-	Φ56 100	
Wood	40%		\$219,700 at, Extent : Light, A	2043		5	\$56,100	
	_		u, Extent . Ligni, A Floor Exhibit Areas		cu . 10/0			
			: Moderate, Area		. 15%			
	•		. Moderale, Area Floor Exhibit Areas		. 15/0			
	2000000	Second 1	2	-				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Fabric on Framing	35%			2029	\$18,955,600	5	\$55,700	
Gypsum Board	10%			LIFE	* *	5	\$19,100	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$14,300	
Plaster	35%			LIFE	* *	5	\$33,400	
Ceilings								
Exposed Concrete	5%			LIFE	* *	5	\$1,200	
Glass: Susp Panels	30%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$18,700	
Masonry:Vault Struct	15%	Now	\$183,000	LIFE	* *			
-	Loose/Dela	am Surface	, Extent : Severe, A	Area Affe	cted : 15%			
	Location	: Various	Corners Within Th	e Attic S	pace			
Plaster	30%			LIFE	* *	5	\$28,100	
Plaster	10%			LIFE	* *	5	\$9,400	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Utility Steam	100%		2038	* *	1				
	Other Observation, I	Extent : Light, Area	Affected	: 100%					
	Location: Baseme	nt D Channel							
	Explanation : Steam	m Provided By Con	Edison						
Conversion Equipment									
Pres. Reducing	100%		2024	\$69,000	5	\$5,900			
Valve/LP Steam									
Distribution									
Hot Wtr Piping/Pump	10% Now	\$800	2027	\$16,200	4	\$500			
	Corroded, Extent : M Location : Mech R	. 55	cted : 10	%					
Central Plant Steam	90% Now	\$476,300	2038	* *	4	\$4,400			
Piping/Pmp	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	41,0,200				4 -,			
pg. 1p	Corroded, Extent : Severe, Area Affected : 40%								
	Location : Through	nout							
	Malfunctioning, Extent : Severe, Area Affected : 10%								
	Location: Bms And Pneumatic Control System								
	Steam Traps Faulty, Extent: Moderate, Area Affected: 20%								
	Location : Various		199						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Terminal Devices	100/		4.5 0.600	• • • • •	4. - - - - - - - - - -			
Air Handler		Now	\$58,600	2023	\$586,200	1	\$22,300	
			derate, Area Affe	cted : 30	%			
			Mech Room Moderate, Area	A CC 4 - 1 .	. 50/			
			3rd Floor Mecha					
Air Handler	20%	· · · · · · · · · · · · · · · · · · ·		2033	* *	1	\$12,400	
Convector/Radiator	10%			2026	\$55,800	1	\$3,200	
Fan Coil Unit/Heat	30%			2028	\$468,300	1	\$9,700	
		ervation, Ex	tent : Light, Area		·		42,7,22	
	Location	: Attic Of 2	nd Floor Gallery					
	Explanati	on : Rehear	t Units					
ir Conditioning								
Energy Source	1000/			2020	* *			
District Chilled Water	100%	ation En	stant . Liaht Anaa	2038		1		
		rvaiion, Ex : W Wing B	tent : Light, Area	Ајјестеа	: 100%			
		_	asemeni l Water Comes Fi	rom W W	ing			
Distribution								
CW & CHW Wtr	100%	Now	\$12,700	2028	\$127,100	4	\$4,900	
Pipe/Pump								
			vere, Area Affecte					
	Location	: Condensa	te Line, 3rd Flooi	r Mech R	oom And Various	Other Ar	eas	
Terminal Devices	1000/	N	¢50 400	2022	¢1 160 000	1	\$55,600	
Air Handler/Cool/Ht	100%		\$58,400 Moderate, Area A	2023	\$1,168,900	1	\$55,600	
		nı, Extent . : Coils Con		<i>пресіей</i> .	10%			
entilation	Zocamon							
Distribution								
Ductwork/Diffusers	100%		\$48,000	LIFE	* *	2-5	\$55,700	
			ht, Area Affected	: 5%				
		: Supply Di						
	=		ent : Severe, Area			-		
	Location	: Louvers A	re Inoperable, Ai	r Dampe	rs Are Not Workin	g Proper	ly	
Exhaust Fans	80%			2022	\$206.600	2	\$2.500	
Interior Roof		Now	\$24,600	2023 2038	\$296,600 * *	2 2	\$2,500 \$500	
Kooi			\$34,600 at : Severe, Area A			2	\$300	
	Location	_	a . Severe, Area r	ујестеи.	2070			
		=	ent : Severe, Area	Affected	1 : 20%			
	Location		Severe, mea	11,1,000,000	. 2070			
umbing		J						
H/C Water Piping								
Brass/Copper	100%	0-2	\$77,700	2028	\$776,900	1		
			derate, Area Affe	cted : 10	%			
	Location	T7 . 4						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2306

Mechanical	Current Repair	Future	Replacement	Maintenance						
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Water Heater										
Electric	10%	2023	\$9,200	4	\$100					
No Component	90%									
	Other Observation, Extent: Light, Area Affected: 0%									
	Location:									
-	Explanation : Hot Water Com	es From W Wing								
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 On Extended Life Time And Out Of Service At The Time.									
Fire Suppression										
Standpipe										
Generic	100%	2038	* *	1-5	\$52,300					
Sprinkler										
No Component	80%									
Generic	20%	2048	* *	1-2	\$5,600					
Chemical System										
Generic	100%	2023	\$29,100	1-3	\$4,000					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Kitchen									
	Explanation: 1 Set									

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 564

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING CC

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.CC0 / 152 Yr Built/Renovated : 1979 /

Area Sq Ft : 46,164 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$200,900	\$41,100
Interior Architecture		\$39,200
Mechanical	\$1,183,600	\$58,700
Total	\$1,384,500	\$139,000
Importance Code A	\$200,900	\$41,100
Importance Code B	\$1,183,600	\$58,700
Importance Code C		\$39,200
Total	\$1,384,500	\$139,000

Total	\$102,100	\$24,100	\$19,500	\$22,800
Importance Code C				
Importance Code B	\$90,800	\$22,600	\$19,300	\$22,600
Importance Code A	\$11,400	\$1,500	\$200	\$200
Total	\$102,100	\$24,100	\$19,500	\$22,800
Elevators/Escalators	\$8,900	\$8,900	\$8,900	\$8,900
Mechanical	\$82,100	\$8,300	\$10,700	\$13,900
Interior Architecture		\$6,900		
Exterior Architecture	\$11,200			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$5,900	
Window Wall	70%			2038	* *	5	\$82,200	
Parapets								
Metal Rail	100%			2033	* *	5-10	\$78,300	
Roof								
IRMA/Protected	60%	Now	\$112,300	2038	* *			
Membrane	D		16.1		1 100/			
			xtent : Moderate, A	Area Affe	ected : 10%			
			nbers Lounge	1 CC . 1	500/			
			: Moderate, Area	Affected	: 30%			
		: Roofs C-						
Modified Bitumen		Now	\$11,200	2033	* *			1
	_		ere, Area Affected	: 20%				
	Location	: Roof C-2						
Skylight, Plastic	5%			2041	* *	1		
Interior								
Floors								
Carpet	20%			2027	\$196,300	3	\$20,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$15,100	
Marble Panels	30%			LIFE	* *	5	\$15,500	
Terrazzo	40%			LIFE	* *	5	\$21,600	
Interior Walls								
Gypsum Board	50%			LIFE	* *	5	\$39,200	
Plaster	25%			LIFE	* *	5	\$9,800	
Plywood/Hardboard	25%			LIFE	* *			
Ceilings								
Exposed Concrete	35%			LIFE	* *	5	\$3,700	
Gypsum Board	15%			LIFE	* *	5	\$12,800	
Plaster	50%			LIFE	* *	5	\$21,300	

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2038	* *	1		
	Other Observation	ı, Extent : Light, Area	Affected	! : 100%			
	Location : Baser	nent D Tunnel					
	Explanation : St	eam Provided By Con	Edison				
Conversion Equipment							
Heat Exchanger, Plate &	10%		2024	\$6,900	1	\$2,300	
Frame							
Pres. Reducing	90%		2031	* *	5	\$2,500	
Valve/LP Steam						. ,	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Distribution Hot Wtr Piping/Pump	10% Now Corroded, Extent : Moderate, A Location : 4th Floor Mechanic		4 \$200	
Central Plant Steam Piping/Pmp	90% Now \$36 Corroded, Extent: Moderate, And Location: Various Areas Malfunctioning, Extent: Severe,		4 \$2,000	
	Location: Bms And Pneumatic	c Control System		
Terminal Devices Air Handler	80% Now \$2' Leak Evident, Extent: Moderate Location: Coil Connections	7,100 2023 \$541,300 s, Area Affected : 5%	1 \$20,600	
Air Handler	10%	2036 **	1 \$2,900	
Convector/Radiator	10%	2033 **	1 \$1,500	
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Extent : Ligit Location : Basement Explanation : Chilled Water F	-	1	
Distribution CW & CHW Wtr Pipe/Pump	100% 0-2 \$2 Corroded, Extent: Moderate, And Location: Throughout	2,900 2028 \$58,700 rea Affected : 15%	4 \$2,300	
Terminal Devices Air Handler/Cool/Ht Air Handler/Cool/Ht	90% 10%	2023 \$485,700 2036 **	1 \$25,700 1 \$2,900	
Ventilation Distribution Ductwork/Diffusers	100% Now \$22 Faulty Air Intake, Extent : Seven Location : Louvers Are Inoper Unbalanced System, Extent : Mo Location : Throughout	able, Throughout	2-5 \$25,700	
Exhaust Fans Interior Roof	70% 30% Now \$2ª Corroded, Extent : Moderate, An Location : Roof	2023 \$119,800 4,000 2038 ** rea Affected : 20%	2 \$1,000 2 \$300	
Plumbing H/C Water Piping Brass/Copper	100%	2038 **	1	
Sanitary Piping Cast Iron	100%	LIFE **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 152

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ated 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 : Li	ght, Area Affected : 100%				
	Location: Ground, 1st, Mezz	anine, 2nd To 4th Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$24,100	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$2,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 568

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING D

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.D00 / 2307 Yr Built/Renovated : 1902 /

Area Sq Ft : 180,937 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3,5,ATT

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$1,091,200	\$913,900		
Interior Architecture	\$107,800	\$924,400		
Mechanical	\$495,800	\$138,800		
Total	\$1,694,800	\$1,977,000		
Importance Code A	\$1,091,200	\$913,900		
Importance Code B	\$565,800	\$640,900		
Importance Code C	\$37,700	\$422,200		
Total	\$1,694,800	\$1,977,000		

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,300	\$56,200		
Interior Architecture	\$29,900	\$20,300	\$1,700	\$12,700
Mechanical	\$70,200	\$32,900	\$42,400	\$55,200
Elevators/Escalators	\$13,600	\$13,600	\$13,600	\$13,600
Total	\$139,100	\$123,000	\$57,700	\$81,600
Importance Code A	\$52,400	\$61,900	\$900	\$900
Importance Code B	\$86,600	\$61,100	\$56,800	\$80,700
Total	\$139,100	\$123,000	\$57,700	\$81,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

% of Fail Date Estimated Cost Total (Years)		Estimated Cost	Cycle	Estimated Cost	D
	FY		(Yrs)	Estimated Cost	Priority
					<u>I</u>
				·	
			5	\$36,500	
_	Ађестеа	: 100%			
	Assambly				
Explanation . This is Actually An Eigs	Assembly	/			
30%	2044	* *	5	\$1,000	
		* *			
7070	2030			Ψ11,500	
60%	LIFE	* *	5	\$5,300	
		* *	_		
40%	2033	* *	10	\$42,900	
Paver Block Ballast, Extent : Moderate Location : Flat Sections	, Area Affe	ected : 100%			
Deformed/Dented, Extent: Moderate, A Location: Various Locations Through Seams Open/Split, Extent: Moderate, A Location: Various Locations Through Other Observation, Extent: Light, Area Location: Throughout	rea Affect nout rea Affect nout Affected	ted : 10% ted : 15%			
Location: Attic Over Domes In Entry Corrosion/Rusting, Extent: Severe, Are Location: Drip Channel, Mullions, F. Glazing Broken/Cracked, Extent: Seven Location: Throughout Thermally Inefficient, Extent: Severe, A Location: Throughout Water Penetration, Extent: Severe, Are Location: Attic Over Domes In Entry	Foyer a Affectea rames re, Area A Area Affectea Foyer, Ar	d : 60% ffected : 10% ted : 100% d : 20% nd Assyrian / Budd	5 lha Attic.	\$357,700 s	1
	Location: West Facade Explanation: This Is Actually An Eifs 30% 70% 60% 40% 40% Paver Block Ballast, Extent: Moderate, Location: Flat Sections 30% Now \$25,300 Deformed/Dented, Extent: Moderate, A Location: Various Locations Through Seams Open/Split, Extent: Moderate, A Location: Various Locations Through Other Observation, Extent: Light, Area Location: Throughout Explanation: Original Monel Panels. 5% 25% Now \$1,048,300 Broken/Missing Elements, Extent: Moderate, A Location: Attic Over Domes In Entry Corrosion/Rusting, Extent: Severe, Are Location: Throughout Thermally Inefficient, Extent: Severe, A Location: Throughout Thermally Inefficient, Extent: Severe, A Location: Throughout Water Penetration, Extent: Severe, Are Location: Attic Over Domes In Entry Other Observation, Extent: Moderate, A	5% LIFE 70% LIFE 15% 2041 Other Observation, Extent: Light, Area Affected Location: West Facade Explanation: This Is Actually An Eifs Assembly 30% 2044 70% 2036 60% LIFE 40% 2041 40% 2033 Paver Block Ballast, Extent: Moderate, Area Aff Location: Flat Sections 30% Now \$25,300 2026 Deformed/Dented, Extent: Moderate, Area Affect Location: Various Locations Throughout Seams Open/Split, Extent: Moderate, Area Affect Location: Various Locations Throughout Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Original Monel Panels. Beyond To 5% 2041 25% Now \$1,048,300 LIFE Broken/Missing Elements, Extent: Moderate, Area Location: Attic Over Domes In Entry Foyer Corrosion/Rusting, Extent: Severe, Area Affected Location: Drip Channel, Mullions, Frames Glazing Broken/Cracked, Extent: Severe, Area Affected Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Severe, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area Other Observation, Extent: Moderate, Area Affected Location: Attic Over Domes In Entry Foyer, Area	5% LIFE ** 70% LIFE ** 15% 2041 ** Other Observation, Extent: Light, Area Affected: 100% Location: West Facade Explanation: This Is Actually An Eifs Assembly 30% 2044 ** 70% 2036 ** 60% LIFE ** 40% 2041 ** 40% 2033 ** Paver Block Ballast, Extent: Moderate, Area Affected: 100% Location: Flat Sections 30% Now \$25,300 2026 \$505,200 Deformed/Dented, Extent: Moderate, Area Affected: 10% Location: Various Locations Throughout Seams Open/Split, Extent: Moderate, Area Affected: 15% Location: Various Locations Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Original Monel Panels. Beyond There Useful Life 5% 2041 ** 25% Now \$1,048,300 LIFE ** Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Artic Over Domes In Entry Foyer Corrosion/Rusting, Extent: Severe, Area Affected: 60% Location: Drip Channel, Mullions, Frames Glazing Broken/Cracked, Extent: Severe, Area Affected: 10% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 100% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: Attic Over Domes In Entry Foyer, And Assyrian / Buddother Observation, Extent: Severe, Area Affected: 100% Location: Attic Over Domes In Entry Foyer, And Assyrian / Buddother Observation, Extent: Moderate, Area Affected: 100% Location: Attic Over Domes In Entry Foyer, And Assyrian / Buddother Observation, Extent: Moderate, Area Affected: 100%	5% LIFE ** 5 70% LIFE ** 5 15% 2041 ** 5 Other Observation, Extent: Light, Area Affected: 100% Location: West Facade Explanation: This Is Actually An Eifs Assembly 30% 2044 ** 5 70% 2036 ** 5 60% LIFE ** 5 40% 2041 ** 5-10 40% 2033 ** 10 Paver Block Ballast, Extent: Moderate, Area Affected: 100% Location: Flat Sections 30% Now \$25,300 2026 \$505,200 Deformed/Dented, Extent: Moderate, Area Affected: 10% Location: Various Locations Throughout Seams Open/Split, Extent: Moderate, Area Affected: 15% Location: Various Locations Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Original Monel Panels. Beyond There Useful Life 5% 2041 ** 1 25% Now \$1,048,300 LIFE ** 5 Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Attic Over Domes In Entry Foyer Corrosion/Rusting, Extent: Severe, Area Affected: 10% Location: Drip Channel, Mullions, Frames Glazing Broken/Cracked, Extent: Severe, Area Affected: 10% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 100% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 20% Location: Attic Over Domes In Entry Foyer, And Assyrian / Buddha Attic: Other Observation, Extent: Severe, Area Affected: 100% Location: Attic Over Domes In Entry Foyer, And Assyrian / Buddha Attic: Other Observation, Extent: Moderate, Area Affected: 100%	S%

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2024	\$577,100	3	\$60,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$59,200	
Granite Panels	5%			LIFE	* *	5	\$10,200	
Terrazzo	10%	Now	\$70,100	LIFE	* *	5	\$21,200	
	_	Crumbling, : Mezzanii	Extent : Moderate 1e	, Area A	ffected : 10%			
Terrazzo	50%			LIFE	* *	5	\$105,800	
Vinyl Tile	5%			2028	\$128,100	3	\$5,100	
Wood	5%			2043	* *	5	\$25,400	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$75,400	
Gypsum Board	30%			LIFE	* *	5	\$271,400	
Panel/Paver: Limestone	40%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$113,100	
Ceilings								
Exposed Concrete	5%			LIFE	* *	5	\$2,100	
Glass: Susp Panels	10%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$119,500	
Masonry: Infill Arch	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$42,700	
Plaster	15%	Now	\$29,900	LIFE	* *	5	\$25,600	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Buddha (Gallery					

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
-	Other Obs	ervation, Extent	: Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Steam Prov	rided By Con	Edison				
Conversion Equipment								
Heat Exchanger, Plate &	10%	2-4	\$27,200	2043	* *	1	\$8,100	
Frame								
	Other Obs	ervation, Extent	: Moderate, A	Area Affe	ected : 10%			
	Location	: Basement Stea	m Room					
	Explanat	ion : Old Unit						
Pres. Reducing Valve/LP Steam	90%			2031	* *	5	\$9,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution (P)	100/			2026	* *	4	Ф1 200	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	10% 90%	Now	\$143,700	2036 2038	* *	4 4	\$1,300 \$8,000	
1 iping/1 mp	Leak Evide	nt, Extent	: Moderate, Area	Affected .	: 5%			
	Location	: Vacuum	Condensate Pump	And Pip	ing, Various Areas	•		
			nt : Severe, Area A					
			Pneumatic Contro	-				
	-	s Faulty, I : Various I	Extent : Moderate,	Area Af	fected: 10%			
Terminal Devices	Location	. various i	Areas					
Air Handler	100%	Now	\$265,200	2033	* *	1	\$100,700	
7 III TIMICIO			: Moderate, Area		: 10%	•	Ψ100,700	
	Location	: Coil Con	nections, Various	Areas				
			nt : Moderate, Are	a Affecte	d : 5%			
			ic Control System					
			Extent : Severe, Are	a Affecte	ed : 10%			
	Location		actina Davica In A	ttia Can	sing Condensate V	Vatan Dui	ng From	
	Ductwork		eating Device in A	шс, Саа	sing Condensate v	vaier Dri	ps r rom	
Air Conditioning								
Energy Source	1000/			2020	* *			
District Chilled Water	100%	mustion E	Extent : Light, Area	2038		1		
		: W Wing .		Ајјестец	. 100/0			
		_	ed Water Comes F.	rom W W	ing .			
Distribution	•				<u> </u>			
CW & CHW Wtr Pipe/Pump	100%	Now	\$23,000	2038	* *	4	\$8,900	
r ipe/r ump	Corroded,	Extent : Se	evere, Area Affecte	d : 30%				
		: Through						
		_	nt : Severe, Area A	, ,				
T 1D .	Location	: Bms And	Pneumatic Contro	ol System	!			
Terminal Devices Air Handler/Cool/Ht	100%			2033	* *	1	\$111,900	
Air Handler/Cool/Ht		ervation. F.	Extent : Moderate			1	\$111,900	
	Other Observation, Extent : Moderate, Area Affected : 20% Location : Throughout 1st And 2nd Floor							
		_			ding To Stationary	Enginee	r	
Ventilation								
Distribution			****					
Ductwork/Diffusers	100%		\$86,900	LIFE	**	2-5	\$100,900	
	-		tent : Severe, Area Are Inoperable, Th					
			Are moperable, 17 Extent : Moderate,	-				
		: Through						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2307

Mechanical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	70%	2033	* *	2	\$3,900	
Roof	30%	2028	\$93,900	2	\$1,700	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Electric	20%	2027	\$33,200	4	\$200	
No Component	80%					
	Other Observation, Extent : Li	ght, Area Affected : 0%	%			
	Location:					
	Explanation: Hot Water Con	nes From W Wing				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li Location : Ground 1st To 5th Explanation : 1 Unit		0%			
Escalators	1					
Over 20' Rise	40%	LIFE	* *			
	Other Observation, Extent : Li Location : Ground To 1st Flo Explanation : 1 Unit	ght, Area Affected : 30)%			
Under 20' Rise	60%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected : 30	0%			
	Location : 1st Floor To 1Mez	zanine, 1Mezzanine T	To 2nd Floor			
	Explanation: 2 Units					
Fire Suppression Standpipe						
Generic	100%	2038	* *	1-5	\$94,600	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$10,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 573

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING E

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.E00 / 150 Yr Built/Renovated : 1911 /

Area Sq Ft : 116,890 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,ATT

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,214,700	\$962,300
Interior Architecture		\$268,000
Mechanical	\$2,067,700	\$973,500
Total	\$3,282,400	\$2,203,900
Importance Code A	\$1,214,700	\$962,300
Importance Code B	\$2,067,700	\$1,114,100
Importance Code C		\$127,500
Total	\$3,282,400	\$2,203,900

Total	\$107,000	\$64,200	\$48,000	\$53,200
Importance Code C			\$9,200	
Importance Code B	\$58,000	\$49,500	\$38,200	\$52,600
Importance Code A	\$49,000	\$14,700	\$600	\$600
Total	\$107,000	\$64,200	\$48,000	\$53,200
Elevators/Escalators	\$8,300	\$8,300	\$8,300	\$8,300
Mechanical	\$50,300	\$19,800	\$26,100	\$44,900
Interior Architecture		\$25,100	\$13,600	
Exterior Architecture	\$48,400	\$11,000		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance		
rstem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Masonry: Brick	30% Now Jnt Mortar Miss/Erod, Location: Bulkheads Spalling, Extent: Light	, Courtyard		* * Affected : 25%	5	\$15,000		
	Location: West Faca		13/0					
	Vegetation Growth, Ex Location : Air Shaft	tent : Moderate, A	Area Affa	ected : 15%				
		Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : South Facade						
	Worn/Eroded, Extent:	Moderate, Area	Affected	: 20%				
	Location: Courtyard	, South And East	Facades	Of Auditorium				
Masonry: Granite	10%		LIFE	* *	5	\$3,700		
Masonry: Limestone	15%		LIFE	* *	5	\$5,600		
Panel/Paver: Limestone	45%		LIFE	* *	5	\$16,800		
Windows								
Aluminum	30%		2036	* *	5	\$1,600		
Bronze/Brass	60%		2036	* *	5	\$20,300		
Steel	10% Now	\$31,500	2053	* *	5	\$3,400		
	Corrosion/Rusting, Ext Location : Courtyard		rea Affe	cted : 25%				
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Courtyard							
	Thermally Inefficient, I Location : Courtyard		, Area A	ffected : 50%				
Parapets								
Masonry: Brick	28% 0-2	\$2,500	LIFE	* *	5	\$1,900		
	Spalling, Extent : Light Location : Auditorium		15%					
Masonry: Limestone	70%		LIFE	* *	5	\$6,000		
Masonry: Limestone	2%		LIFE	* *	5	\$200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date F Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Roof	400/	44.500	• • • •	**					
IRMA/Protected Membrane	40% 0-2	\$14,500	2028	\$289,100					
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20% Location : Above Egyptian Offices								
	Split/Cracked, Extent: Location: Pavers Thr		fected :	25%					
Metal Panel	25%		2026	\$255,700	10	\$37,300			
	Other Observation, Ext Location : Throughou		ea Affec	eted : 100%					
	Explanation: Origina	l Monel Panels. As	ssebly B	eyond Useful Life					
Sloped Glazing	35% Now Condensation Present, Location: Attic		LIFE ea Affeo	* * cted : 30%	5	\$380,200			
	Corrosion/Rusting, Exte	ent : Moderate, Arc	ea Affec	ted : 50%					
	Location : Throughou								
	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 Co Life	mponent Is Corrug	gated Gi	lass. Assembly Is	Consider	ed Beyond Useful			
nterior	·								
Floors									
Carpet	25%		2027	\$621,400	3	\$65,600			
Ceramic Tile	5%		2037	* *	5	\$8,700			
Granite Panels	30%		LIFE	* *	5	\$39,400			
Marble Panels	10%		LIFE	* *	5	\$13,100			
Slate	5%		LIFE	* *	5	\$9,300			
Terrazzo	10%		LIFE	* *	5	\$13,700			
Vinyl Tile	15%		2033	* *	3	\$9,800			
Interior Walls	- 0.4			de de	_	440.700			
Ceramic Tile	5%		2037	* *	5	\$18,500			
Gypsum Board	20%		LIFE	* *	5	\$44,300			
Plaster	75%		LIFE	* *	5	\$83,100			
Ceilings	1.50/	,	ripp	* *					
Glass: Susp Panels	15%		LIFE	* *	-	ф. 42 . соо			
(-rmann Doord	20%		LIFE	ተ ች	5	\$42,600			
Gypsum Board				* *					
Masonry: Infill Arch Plaster	10% 55%]	LIFE LIFE	* *	5	\$58,600			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			• • • •				
Utility Steam	100%	.·	T. I. A	2038	**	1		
			xtent : Light, Area t D Channel	Ајјестеа	: 100%			
			i D'Channet i Provided By Con	Edison				
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2031	* *	1	\$5,800	
Pres. Reducing Valve/LP Steam	90%			2031	* *	5	\$6,200	
Distribution (P.	1001	.	61.00 °	2025	#10.00°	_		
Hot Wtr Piping/Pump	Corroded,	Now Extent : Se a : Basemen	\$1,900 vere, Area Affecte t	2027 d: 10%	\$19,000	4	\$600	
Central Plant Steam Piping/Pmp	90%	Now	\$371,200	2038	* *	4	\$5,200	
		Extent : Se	vere, Area Affecte out	d : 30%				
		eriorating, l : Through	Extent : Moderate, out	Area Afj	fected : 5%			
	-	_	nt : Severe, Area A Pneumatic Contro	-				
Terminal Devices								
Air Handler		Now	\$17,100	2023	\$342,700	1	\$13,000	
			: Severe, Area Affe					
A . TT 11		i : Cous Coi	nnections, 1st Floo		nical Equipment R * *		Ф.42. 400	
Air Handler Convector/Radiator	60% 10%			2036 2026		1	\$43,400 \$3,800	
Fan Coil Unit/Heat	10%			2023	\$65,200 \$182,500	1 1	\$3,800	
Air Conditioning	1070			2023	\$102,500	1	\$3,000	
Energy Source								
District Chilled Water	100%			2038	* *	1		
		ervation, E. e: W Wing I	xtent : Light, Area Basement	Affected	: 100%			
	Explana	tion : Chille	ed Water Comes F	om W W	'ing			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$44,600	2038	* *	4	\$5,800	
i ipo i unip			vere, Area Affecte ged Inside The Pi		coughout			
	Insul. Det	_	Extent : Severe, Ar	_	=			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 150

Mechanical	Curre	ent Repair	Future Replacement		M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht	20% Now	\$13,700	2023	\$273,300	1	\$13,000	
	Leak Evident, Ext Location : Coils	ent : Moderate, Area A Connections	Affected :	5%			
Air Handler/Cool/Ht Fan Coil - 4 Pipe	60% 20%		2036 2023	* * \$570,600	1 1	\$43,400 \$7,600	
Ventilation				4270,000		\$7,000	
Distribution							
Ductwork/Diffusers	100% Now	\$112,300 Extent : Severe, Area	LIFE	**	2-5	\$65,200	
		ers Are Inoperable, A			g Proper	·lv	
		ng, Extent : Moderate	_		6 F	-5	
	Location : Varie	-	, 33				
Exhaust Fans							
Interior	50%		2036	* *	2	\$1,800	
Interior	30%		2023	\$130,100	2	\$1,100	
Roof	20%		2023	\$40,500	2	\$700	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2028	\$908,300	1		
Water Heater							
Electric	10%		2023	\$10,700	4	\$100	
No Component	90%						
		n, Extent : Light, Area	ı Affected	: 0%			
	Location:						
-	Explanation : H	ot Water Comes From	ı W Wing				
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2036	* *	4	\$3,700	
Fixtures	100%		2030		4	\$5,700	
Generic	100%						
	10070						
Fire Suppression Standpipe							
Generic Standpipe	100%		2038	* *	1-5	\$61,100	
Sprinkler	10070		2030		1-0	ψ01,100	
No Component	80%						
Generic	20%		2048	* *	1-2	\$6,600	
General	2070		2070		1 4	Ψ0,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING F

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 51,154 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,ATT

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$186,700	\$151,400
Interior Architecture	\$55,600	\$35,900
Mechanical	\$836,300	\$462,500
Total	\$1,078,500	\$649,800
Importance Code A	\$186,700	\$151,400
Importance Code B	\$891,900	\$498,400
Total	\$1,078,500	\$649.800

Total \$1,078,500 \$649,800

Total	\$116,700	\$21,400	\$21,700	\$56,200
Importance Code C			\$4,100	
Importance Code B	\$70,800	\$21,100	\$17,400	\$37,100
Importance Code A	\$45,900	\$300	\$300	\$19,100
Total	\$116,700	\$21,400	\$21,700	\$56,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$74,500	\$7,900	\$11,800	\$15,500
Interior Architecture		\$9,600	\$6,000	\$17,900
Exterior Architecture	\$38,200			\$18,800
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Exterior Exterior Walls Masonry: Brick 100% 0-2 \$74,200 LIFE ** 5 \$22,10 Worn/Eroded, Extent: Moderate, Area Affected: 20% Location: East Facade Windows Aluminum 100% Now \$112,500 2036 ** 5 \$2,40 Bent/Warped Elements, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout Condensation Present, Extent: Moderate, Area Affected: 50% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 20% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	0
Exterior Walls Masonry: Brick 100% 0-2 \$74,200 LIFE ** 5 \$22,10 Worn/Eroded, Extent: Moderate, Area Affected: 20% Location: East Facade Windows Aluminum 100% Now \$112,500 2036 ** 5 \$2,40 Bent/Warped Elements, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout Condensation Present, Extent: Moderate, Area Affected: 50% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	
Masonry: Brick 100% 0-2 \$74,200 LIFE ** 5 \$22,10 Worn/Eroded, Extent: Moderate, Area Affected: 20% Location: East Facade Windows Aluminum 100% Now \$112,500 2036 ** 5 \$2,40 Bent/Warped Elements, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout Condensation Present, Extent: Moderate, Area Affected: 50% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	
Aluminum 100% Now \$112,500 2036 ** 5 \$2,400 Bent/Warped Elements, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout Condensation Present, Extent: Moderate, Area Affected: 50% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$600	0
Bent/Warped Elements, Extent: Moderate, Area Affected: 30% Location: Various Locations Throughout Condensation Present, Extent: Moderate, Area Affected: 50% Location: Throughout Unit Inoperable, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	0
Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 20% Location: Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent: Moderate, Area Affected: 100% Location: Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	
Location : Clerstory Windows - Medieval Hall Weepholes Not Funct, Extent : Moderate, Area Affected : 100% Location : Drip Pan Overwhelmed - Throughout Parapets Masonry: Brick 75% LIFE ** 5 \$60	
Parapets Masonry: Brick 75% LIFE ** 5 \$60	
Masonry: Brick 75% LIFE ** 5 \$60	
·	n
Masonry: Limestone 5% Now \$2,100 LIFE ** 5 \$10	
Staining/Discoloring, Extent : Moderate, Area Affected : 40% Location : Cornices- North And East Facade	
Metal Rail 20% 2033 ** 5-10 \$2,90	0
Roof IRMA/Protected 30% 0-2 \$7,600 2028 \$151,400 Membrane	
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15% Location : Area F-1 Roof	
Insul Miss/Displaced, Extent : Moderate, Area Affected : 20% Location : F-1 Roof	
Metal Panel 40% Now \$28,600 2033 ** 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% 2033 ** 10 \$17,10	0
Interior	
Floors 259/ 2027 \$271,000 2 \$28.70	0
Carpet 25% 2027 \$271,900 3 \$28,700 Ceramic Tile 5% 2037 ** 5 \$3,800	
Marble Panels 45% Now \$55,600 LIFE ** 5 \$25,80	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Room 371	,
Wood 25% 2043 ** 5 \$35,90	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2292

Architecture	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	5%		2037	* *	5	\$8,200	
Gypsum Board	35%		LIFE	* *	5	\$34,400	
Plaster	30%		LIFE	* *	5	\$14,700	
Plaster	30%		LIFE	* *	5	\$14,700	
Ceilings							
Gypsum Board	20%		LIFE	* *	5	\$17,900	
Plaster	50%		LIFE	* *	5	\$22,400	
Plaster	30%		LIFE	* *	5	\$13,400	

	Current Rep	oair	Future Replacement		ture Replacement Maintenance			
% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
					1			
		_	Affected	! : 100%				
Explana	tion : Steam P	rovided By Con	Edison					
		•			1	\$2,300		
Explana	tion : 1 Unit C	n Extended Life	And Lea	aking				
90%								
Other Obs	ervation, Exte	ent : Light, Area	Affected	! : 0%				
Location	ı:							
Explana	tion : Steam C	omes From S W	ing					
		•		* *	4	\$300		
			d: 10%					
Location	: Mechanicai	! Room						
90%	Now	\$16,200	2038	* *	4	\$2,300		
			d : 30%					
Leak Evid	ent, Extent : S	evere, Area Affe	cted : 5%	%				
			ffected ·	10%				
-	_		-					
	T 34441			- 10				
90%	Now	\$6,700	2023	\$67,500	1	\$25,600		
		. ,		Ψ01,500		Ψ25,000		
				ical Room				
	100% Other Obst Location Explanat 10% Other Obst Location Explanat 90% Other Obst Location Explanat 10% Corroded, Location Location Malfunctic Location 90% Corroded,	100% Other Observation, Extel Location: Basement II Explanation: Steam P 10% Now Other Observation, Extel Location: Ground Flot Explanation: I Unit O 90% Other Observation, Extel Location: Explanation: Steam O 10% Now Corroded, Extent: Seve Location: Mechanical 90% Now Corroded, Extent: Seve Location: Throughout Leak Evident, Extent: S Location: Mechanical Malfunctioning, Extent Location: Temperatur 90% Now Corroded, Extent: Seve	100% Other Observation, Extent: Light, Area Location: Basement D Tunnel Explanation: Steam Provided By Con 10% Now \$7,700 Other Observation, Extent: Severe, Are Location: Ground Floor Mechanical Explanation: 1 Unit On Extended Life 90% Other Observation, Extent: Light, Area Location: Explanation: Steam Comes From S W 10% Now \$100 Corroded, Extent: Severe, Area Affected Location: Mechanical Room 90% Now \$16,200 Corroded, Extent: Severe, Area Affected Location: Throughout Leak Evident, Extent: Severe, Area Affected Location: Mechanical Room Malfunctioning, Extent: Severe, Area Affected Location: Temperature Control, The \$90% Now \$6,700 Corroded, Extent: Severe, Area Affected Location: Temperature Control, The \$90% Now \$6,700 Corroded, Extent: Severe, Area Affected Severe, Area Affect	100% 2038 Other Observation, Extent: Light, Area Affected Location: Basement D Tunnel Explanation: Steam Provided By Con Edison 10% Now \$7,700 2043 Other Observation, Extent: Severe, Area Affected Location: Ground Floor Mechanical Equipme Explanation: 1 Unit On Extended Life And Lea 90% Other Observation, Extent: Light, Area Affected Location: Explanation: Steam Comes From S Wing 10% Now \$100 2036 Corroded, Extent: Severe, Area Affected: 10% Location: Mechanical Room 90% Now \$16,200 2038 Corroded, Extent: Severe, Area Affected: 5% Location: Throughout Leak Evident, Extent: Severe, Area Affected: 5% Location: Mechanical Room Malfunctioning, Extent: Severe, Area Affected: Location: Temperature Control, The System Now 90% Now \$6,700 2023 Corroded, Extent: Severe, Area Affected: 10%	% of Total (Years) 100% 2038 ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement D Tunnel Explanation: Steam Provided By Con Edison 10% Now \$7,700 2043 ** Other Observation, Extent: Severe, Area Affected: 10% Location: Ground Floor Mechanical Equipment Room Explanation: 1 Unit On Extended Life And Leaking 90% Other Observation, Extent: Light, Area Affected: 0% Location: Explanation: Steam Comes From S Wing 10% Now \$100 2036 ** Corroded, Extent: Severe, Area Affected: 10% Location: Mechanical Room 90% Now \$16,200 2038 ** Corroded, Extent: Severe, Area Affected: 30% Location: Throughout Leak Evident, Extent: Severe, Area Affected: 5% Location: Mechanical Room Malfunctioning, Extent: Severe, Area Affected: 10% Location: Temperature Control, The System Needs Upgrade 90% Now \$6,700 2023 \$67,500	% of Fail Date Estimated Cost Total Year Estimated Cost (Years) Cycle FY Estimated Cost (Years) Cycle FY Cycle FY Cycle (Years) Cycle FY Cycle	100% 2038 ** 1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2292

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Energy Source District Chilled Water	100% Other Observation, Location: W Wing	Basement			1		
Distribution	Explanation : Chil	led Water Comes F	rom W W	ing			
CW & CHW Wtr Pipe/Pump	100% Now	\$13,000	2028	\$65,000	4	\$2,500	
	Corroded, Extent: S Location: Through Leak Evident, Extent Location: Various	hout t : Severe, Area Affe		6			
Terminal Devices	Location . various	Areas					
Air Handler/Cool/Ht	100%		2023	\$598,100	1	\$31,600	
Ventilation Distribution							
Ductwork/Diffusers	100% Now Faulty Air Intake, E. Location: Louvers Unit Inoperable, Ext Location: Various	s Are Inoperable, Th tent : Moderate, Are	iroughou	t	2-5	\$28,500	
Exhaust Fans	Location . various	Areas					
Interior Roof	90% 10%		2023 2028	\$170,700 \$8,900	2 2	\$1,400 \$200	
Plumbing				•			
H/C Water Piping Brass/Copper	100%		2028	\$397,500	1		
Sanitary Piping Cast Iron	100% Other Observation, Location: Through Explanation: Age	hout	LIFE Area Affe	* * cted : 100%	1		
Storm Drain Piping Cast Iron	100% Other Observation, Location : Through Explanation : Age	hout	LIFE Area Affe	* * cted : 100%	1		
Sump Pump(s) Non-Submersible	100%		2028	\$8,100	4	\$1,600	
Fixtures Generic	100%			\$0,100	•	Ψ1,000	
Vertical Transport Elevators Hydraulic	100% Other Observation, Location: G, 1N, Explanation: 1 Ur	IS, M, 2N, 2S	LIFE Affected	* * : 100%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING F

Asset # : 2292

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$26,700	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$2,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING G

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 133,232 Project Type : CULTURAL AFFAIRS

Date of Survey : 17-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$132,500	\$42,300
Interior Architecture	\$35,600	\$11,352,600
Mechanical	\$463,100	\$5,092,000
Total	\$631,200	\$16,486,900
Importance Code A	\$206,000	\$42,300
Importance Code B	\$425,100	\$5,191,200
Importance Code C		\$11,253,400
Total	\$631,200	\$16,486,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$34,700		\$19,200
Interior Architecture		\$67,300		\$53,500
Mechanical	\$39,400	\$20,000	\$31,600	\$64,400
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$78,900	\$161,500	\$71,100	\$176,600
Importance Code A	\$1,300	\$36,000	\$1,300	\$20,500
Importance Code B	\$77,600	\$125,500	\$69,800	\$156,100
Importance Code C				
Total	\$78,900	\$161,500	\$71,100	\$176,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior		1				
Exterior Walls						
Masonry: Brick	20%	LIFE	* *	5	\$10,400	
Stucco Cement	65%	2041	* *	5	\$84,700	
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Throughout					
	Explanation : Material Is Actually An					
Window Wall	15%	2048	* *	5	\$29,300	
Windows	1000/	2044	* *	-	#2.500	
Aluminum	100%	2044	* *	5	\$3,500	
Parapets	50%	LIFE	* *	5	\$2.500	
Masonry: Brick Masonry: Limestone	5%	LIFE	* *	5 5	\$3,500 \$400	
Wasoni y. Ennestone	Staining/Discoloring, Extent: Moderate		ffected · 20%	3	\$400	
	Location: Coping Stone Throughout	c, 111 ca 11,	geerea : 2070			
	Worn/Eroded, Extent : Moderate, Area	Affected .	: 35%			
	Location: Coping Stone Throughout	33				
Metal Rail	45%	2041	* *	5-10	\$57,200	
Roof		2011		- 10	\$27,200	
IRMA/Protected Membrane	90% Now \$90,100	2033	* *			
	Broken Paver Blocks, Extent : Moderat Location : Throughout	e, Area Ą	ffected : 15%			
	Miss/Damaged Flashings, Extent : Ligh Location : Throughout	t, Area Ą	ffected : 15%			
	Paver Block Ballast, Extent : Moderate Location : Throughout	, Area Afj	fected : 100%			
	Ponding, Extent : Moderate, Area Affect Location : Roof G-1, South Side	ted : 20%	6			
	Split/Cracked, Extent : Moderate, Area Location : Pavers Throughout	Affected	: 25%			
	Vegetation Growth, Extent: Moderate,	Area Affe	ected : 15%			
	Location : Seams Of Paver Blocks Th					
	Water Penetration, Extent : Moderate, L Location : Roof G-1	Area Affe	cted : 10%			
Modified Bitumen	10%	2033	* *	10	\$4,500	
Interior	1070	2000			ψ .,e σ σ	
Floors						
Carpet	40%	2027	\$1,133,200	3	\$119,600	
	Wrinkling, Extent : Moderate, Area Affa Location : Second Floor	ected : 10	9%			
Panel/Paver: Cer/Brk	10%	2036	* *	5	\$44,900	
Marble Panels	10%	LIFE	* *	5	\$15,000	
Terrazzo	5%	LIFE	* *	5	\$7,800	
Vinyl Tile	20%	2033	* *	3	\$15,000	
Wood	15%	2043	* *	5	\$56,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Fabric on Framing	20%		2029	\$11,045,500	5	\$32,500	
Gypsum Board	40%		LIFE	* *	5	\$78,000	
Masonry: Limestone	5%		LIFE	* *			
Plaster	25%		LIFE	* *	5	\$24,400	
Wood	10%		LIFE	* *	5	\$129,900	
Ceilings							
AcousTileConcealSpLn	20%		2033	* *	5	\$50,900	
AcousTileSusp.Lay-In	35%		2041	* *	5	\$71,200	
Exposed Struc: Wood	5%		LIFE	* *			
Glass: Susp Panels	15%		LIFE	* *			
Gypsum Board	25%		LIFE	* *	5	\$63,600	

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			2020	* *			
Utility Steam	100%			2038		1		
			xtent : Light, Area	Affectea	: 100%			
			t D Channel	F. 11				
<u> </u>	Explana	tion : Steam	Provided By Con	Edison				
Conversion Equipment Heat Exchanger, Plate & Frame	20%			2031	* *	1	\$13,200	
Pres. Reducing Valve/LP Steam	80%	0-2	\$73,600	2043	* *	5	\$3,200	
	Other Obs	ervation, E.	xtent : Severe, Are	a Affecte	d: 80%			
	Location	: Steam Ro	oom					
	Explana	tion : Old P	rv Units, Need To	Be Repla	aced Soon			
Distribution								
Hot Wtr Piping/Pump		Now	\$10,800	2027	\$108,200	4	\$3,300	
			vere, Area Affecte ged Inside The Pip		loor Office Area A	nd Vario	us	
		ent, Extent : : Cross Ba	· Severe, Area Affe y	cted : 5%	6			
	Malfunctio	oning, Exter	ıt : Severe, Area A	ffected :	5%			
			ture Control System					
Central Plant Steam Piping/Pmp	50%	Now	\$117,500	2028	\$1,175,300	4	\$3,300	
1 & 1	Corroded,	Extent : Se	vere, Area Affecte	d: 10%				
	Location : And Clogged Inside The Pipe. Various							
	Malfunctio	oning, Exter	ıt : Severe, Area A	ffected :	5%			
			Pneumatic Contro					
	Steam Tra		Extent : Severe, Ar	•				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2319

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2028	\$1,562,400	1	\$65,900	
Convector/Radiator	10%			2026	\$74,400	1	\$4,300	
Fan Coil Unit/Heat	10%			2023	\$208,000	1	\$4,300	
Air Conditioning								
Energy Source								
District Chilled Water		ervation, I : W Wing	Extent : Light, Area Basement	2038 Affected	**!: 100%	1		
	Explana	tion : Chill	ed Water Comes F	rom W W	⁷ ing			
Distribution CW & CHW Wtr Pipe/Pump	100%	Now	\$3,400	2028	\$169,400	4	\$6,600	
		eriorating, : Various	Extent : Moderate, Areas	Area Af	fected : 5%			
Terminal Devices	10007			2020	¢1 557 700	1	#02.400	
Air Handler/Cool/Ht	100%			2028	\$1,557,700	1	\$82,400	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%	Now	\$64,000	LIFE	* *	2-5	\$74,300	
Ductwork/Diffusers			tent : Moderate, A		ted · 5%	2-3	\$74,500	
	-		Are Inoperable, Ai			g Proper	·lv	
Exhaust Fans			1 ,			0 1		
Interior	90%			2028	\$444,700	2	\$3,700	
Roof	10%			2028	\$23,100	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	20%			2023	\$24,500	4	\$200	
No Component	80%							
			Extent : Light, Area	Affected	!: 0%			
	Location							
	Explana	tion : Hot	Water Comes From	W				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	40001				نان بان			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2020	001.000		4.30	
Non-Submersible	100%			2028	\$21,200	4	\$4,200	
Vertical Transport Elevators								
Geared Traction	100%			LIFE	* *			
Geated Traction		ervation I	Extent : Light, Area					
			5. (1) B, 1, M, 2	. 1,,,	. , 0 , 0			
		tion : 3 Un	* *					
Fire Sunnression	z.ip iciita	5 011						

Fire Suppression

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING G

Asset #: 2319

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$69,700	
Sprinkler							
No Component	80%						
Generic	20%		2048	* *	1-2	\$7,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING H

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.H00 / 2293 Yr Built/Renovated : 1913 /

Area Sq Ft : 115,585 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,601,400	\$925,800
Interior Architecture		\$305,500
Mechanical	\$367,100	\$2,572,200
Total	\$1,968,500	\$3,803,500
Importance Code A	\$1,601,400	\$925,800
Importance Code B	\$367,100	\$2,694,400
Importance Code C		\$183,300
Total	£1 069 5 00	£2 902 500

Total	\$1,968,500	\$3,803,500

Total	\$49,700	\$81,200	\$55,300	\$104,500
Importance Code C			\$9,000	
Importance Code B	\$44,400	\$45,800	\$46,300	\$104,500
Importance Code A	\$5,300	\$35,400		
Total	\$49,700	\$81,200	\$55,300	\$104,500
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Mechanical	\$23,100	\$19,300	\$27,200	\$43,700
Interior Architecture	\$6,500	\$15,100	\$13,300	\$46,000
Exterior Architecture	\$5,300	\$32,000		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								I.
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,200	
Masonry: Brick	20%			LIFE	* *	5	\$19,900	
Masonry: Granite	5%			LIFE	* *	5	\$3,700	
Masonry: Limestone	60%			LIFE	* *	5	\$44,800	
Metal, Corrugated	5%			2038	* *	1		
Windows								
Aluminum	25%			2044	* *	5	\$2,500	
Bronze/Brass	75%			2036	* *	5	\$46,400	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	\$500	
Masonry: Limestone	35%			LIFE	* *	5	\$1,000	
Masonry: Limestone	10%		\$5,300	LIFE	* *	5	\$300	
			l, Extent : Moderai	te, Area 1	Affected : 25%			
		: Coping						
	_	Deteriorate a: Coping	d, Extent : Modera	ite, Area	Affected : 25%			
Metal Rail	35%			2041	* *	5-10	\$14,400	
Roof								
Metal, Corrugated	2%			2033	* *	1		
Modified Bitumen	20%			2036	* *	10	\$20,500	
Skylight, Metal/Glass	18%			2048	* *	10	\$61,500	
Sloped Glazing	60% Condensa		\$1,601,400 t, Extent : Modera	LIFE te, Area	* * Affected : 50%	5	\$819,600	
			urt And Throughor					
	Corrosion	/Rusting, E.	xtent : Moderate, A And Supports Thr	Area Affe	ected : 35%			
	Glazing B		ked, Extent : Mode	_	ea Affected : 15%			
			xtent : Moderate, A	Area Affe	ected : 10%			
			ce, Astor Court					
	Other Obs	_	xtent : Moderate, 1	Area Affe	ected : 100%			
		_		ugated (Glazing. Assembly	Beyond U	Useful Remaining	
terior								

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

rchitecture	Current Repair	Future Repla	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Floors	1.50/	2027	260 700	2	#20.000	
Carpet	15%		\$368,700	3	\$38,900	
	Recent Installation, Extent: Light, A Location: Islamic Wing	Area Affected : 5%				
Ceramic Tile	5%	2037	* *	5	\$8,700	
Mosaic Tile	3%	2045	* *	5	\$13,000	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : .	100%			
Granite Panels	22%	LIFE	* *	5	\$28,500	
Marble Panels	10%	LIFE	* *	5	\$13,000	
Slate	10%	LIFE	* *	5	\$18,400	
Terrazzo	10%	LIFE	* *	5	\$13,500	
Vinyl Tile	10%	2033	* *	3	\$6,500	
Wood	15%	2043	* *	5	\$48,700	
Interior Walls						
Ceramic Tile	5%	2037	* *	5	\$18,000	
Gypsum Board	45%	LIFE	* *	5	\$97,000	
Marble Panels	7%	LIFE	* *			
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : 2	25%			
Plaster	23%	LIFE	* *	5	\$24,800	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing		5%	-	¥= .,	
Plaster	17%	LIFE	* *	5	\$18,300	
Wood	3%	LIFE	* *	5	\$43,100	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : .	100%		,	
Ceilings						
AcousTileSusp.Lay-In	25%	2033	* *	5	\$43,300	
Exposed Struc: Wood	2%	LIFE	* *			
	Recent Replace Evident, Extent : Lig Location : Islamic Wing	ght, Area Affected : .	100%			
Glass: Susp Panels	10%	LIFE	* *			
	Water Penetration, Extent : Modera Location : Attic Space		%			
Gypsum Board	15%	LIFE	* *	5	\$32,400	
Plaster	23%	LIFE	* *	5	\$24,900	
Plaster	17%	LIFE	* *	5	\$18,400	
Plaster	3%	LIFE	* *	5	\$3,200	
	Recent Replace Evident, Extent : Lig Location : Islamic Wing		100%	-	4-,	
Wood	5%	LIFE	* *	5	\$75,700	
	* 15				÷,,,,,,,	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	**	1		
	Other Observation, Extent: Light, Area	ı Affected	: 100%			
	Location: Basement D Channel Explanation: Steam Provided By Con	. Edison				
Conversion Equipment	Explanation: Steam Provided By Cor	i Eaison				
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2041	* *	5	\$6,900	
	Recent Replace Evident, Extent: Light,	Area Affe	ected : 100%			
	Location: Basement Steam Room					
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Steam Room					
	Explanation: With 3 New Heat Excha	ingers				
Distribution	400/	2050	* *	4	¢2 200	
Hot Wtr Piping/Pump Central Plant Steam	40% 60% Now \$367,100	2050 2028	\$1,223,600	4 4	\$2,300 \$3,400	
Piping/Pmp						
	Corroded, Extent : Severe, Area Affecte Location : Throughout	2d : 50%				
	Leak Evident, Extent: Moderate, Area Location: Condensate Line.	Affected :	3%			
	Malfunctioning, Extent : Severe, Area A Location : Bms And Pneumatic Contr		10%			
Terminal Devices						
Air Handler	90%	2036	**	1	\$64,300	
	Recent Replace Evident, Extent : Light, Location : Attic And Basement	Area Affe	ected : 90%			
Convector/Radiator	10%	2033	* *	1	\$3,700	
Air Conditioning						
Energy Source						
District Chilled Water	90%	2038	**	1		
	Other Observation, Extent: Light, Area	ı Affected	: 90%			
	Location: W Wing Basement					
	Explanation : Chilled Water Comes F					
Electricity	10%	2036	* *	1		
Conversion Equipment	100/	2026	0.450.500	2	0700	
Interior Pkg Unit - Cooling	10%	2026	\$450,500	2	\$700	
	R-22 Refrigerant, Extent: Light, Area	Affected :	10%			
	Location: Various					
No Component	90%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2293

Mechanical	Current Repair		Future	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Distribution CW & CHW Wtr Pipe/Pump	90% Now	\$2,600	2038	* *	4	\$5,100		
	Corroded, Extent: Se Location: Through		d: 40%					
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%		2036	* *	1	\$64,300		
No Component	10%							
Ventilation								
Distribution	1000/					D < 4 = 0.0		
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$64,500		
Exhaust Fans	1000/		2026	* *	2	¢2.500		
Interior	100%		2036	· · ·	2	\$3,500		
Plumbing H/C Water Piping								
Brass/Copper	100%		2028	\$898,200	1			
Water Heater	10070		2028	\$696,200	1			
Electric	10%		2023	\$10,600	4	\$100		
No Component	90%		2023	Ψ10,000	•	Ψ100		
i ve compension	Other Observation, I	Extent : Light, Area	Affected	: 0%				
	Location:	0 ,	33					
	Explanation: Hot	Water Comes From	W Wing					
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	**	1			
Sump Pump(s)								
Non-Submersible	100%		2036	* *	4	\$3,700		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	400/		LIDE	* *				
Geared Traction	40%	Extant : Light Ange	LIFE					
	Other Observation, E Location: B, G, 1	_	Ајјестеи	. 40/0				
	Explanation: 1 Un							
Hydraulic	60%		LIFE	* *				
rrydraune	Other Observation, I Location : 1-2	Ü						
T. G.	Explanation: 2 Un	its						
Fire Suppression								
Standpipe	1000/		2029	* *	1 5	¢60,400		
Generic	100%		2038	71° Tr	1-5	\$60,400		
Sprinkler No Component	80%							
Generic	20%		2048	* *	1-2	\$6,500		
	ZU70					φυ,500		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING H

Asset #: 2293

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING J

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.J00 / 2298 Yr Built/Renovated : 1917 /

Area Sq Ft : 74,940 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,ATT

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$40,800	\$735,400
Interior Architecture		\$110,200
Mechanical	\$43,800	\$2,146,000
Total	\$84,600	\$2,991,700
Importance Code A	\$40,800	\$787,100
Importance Code B	\$43,800	\$2,130,800
Importance Code C		\$73,700
Total	\$84,600	\$2,991,700

Total	\$83,500	\$45,800	\$17,000	\$67,100
Importance Code C				
Importance Code B	\$83,500	\$32,600	\$17,000	\$67,100
Importance Code A		\$13,100		
Total	\$83,500	\$45,800	\$17,000	\$67,100
Mechanical	\$83,500	\$10,500	\$17,000	\$35,500
Interior Architecture		\$22,100		\$31,500
Exterior Architecture		\$13,100		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior	•			•	•			•
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$10,000	
Masonry: Granite	10%			LIFE	* *	5	\$3,800	
Masonry: Limestone	20%			LIFE	* *	5	\$7,500	
Panel/Paver: Limestone	50%			LIFE	* *	5	\$18,800	
Windows								
Aluminum	25%			2044	* *	5	\$1,400	
Bronze/Brass	75%			2036	* *	5	\$26,300	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	\$400	
Masonry: Limestone	75%			LIFE	* *	5	\$1,900	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Roof								
IRMA/Protected Membrane	60%	0-2	\$40,800	2028	\$408,200			
			, Extent : Moderate	e, Area A	ffected : 15%			
		: At Roof I			X . 1 1000/			
			Extent : Moderate,	Area Af	fected : 100%			
			•					
		: Fat Roof		A A CC	200/			
	Vegetation	Growth, E	Extent : Moderate, .	Area Affa	ected : 20%			
	Vegetation Location	Growth, E	Extent : Moderate, . ves					
	Vegetation Location Worn/Eroc	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, .	Affected				
Sloped Glazing	Vegetation Location Worn/Eroc	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected		5	\$327,200	
Sloped Glazing terior	Vegetation Location Worn/Eroc Location	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected out	: 20%	5	\$327,200	
	Vegetation Location Worn/Eroc Location	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected out	: 20%	5	\$327,200	
terior	Vegetation Location Worn/Eroc Location	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected out	: 20%	5	\$327,200 \$50,500	
terior Floors	Vegetation Location Worn/Eroc Location 40%	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE	: 20%		·	
terior Floors Carpet	Vegetation Location Worn/Erod Location 40%	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected cout LIFE 2024	* * * \$478,000	3	\$50,500	
terior Floors Carpet Marble Panels	Vegetation Location Worn/Erod Location 40% 30% 25%	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected cout LIFE 2024 LIFE	** \$478,000 **	3 5	\$50,500 \$21,000	
terior Floors Carpet Marble Panels Terrazzo	Vegetation Location Worn/Erod Location 40% 30% 25% 15%	n Growth, E : Joint Lin ded, Extent	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE	** \$478,000 ** **	3 5 5	\$50,500 \$21,000 \$13,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls	Vegetation Location Worn/Erod Location 40% 30% 25% 15%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE	** \$478,000 ** **	3 5 5	\$50,500 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board	Vegetation Location Worn/Eroc Location 40% 30% 25% 15% 30%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043	** \$478,000 ** **	3 5 5 5	\$50,500 \$21,000 \$13,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 50%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE	** \$478,000 ** ** **	3 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 25%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE	** \$478,000 ** ** ** **	3 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 25% 5% 5%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE LIFE	** \$478,000 ** ** ** ** **	3 5 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 50% 25% 5% 5%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE LIFE	** \$478,000 ** ** ** ** **	3 5 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100 \$73,700	
Terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings AcousTileSusp.Lay-In	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 25% 5% 20%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE	** \$478,000 ** ** ** ** **	3 5 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings	Vegetation Location Worn/Erod Location 40% 30% 25% 15% 30% 25% 50% 20% 10%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE 2041	** \$478,000 ** ** ** ** ** **	3 5 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100 \$73,700	
terior Floors Carpet Marble Panels Terrazzo Wood Interior Walls Gypsum Board Masonry: Limestone Marble Panels Plaster Ceilings AcousTileSusp.Lay-In Glass: Susp Panels	Vegetation Location Worn/Erod Location 40%	n Growth, E : Joint Lin ded, Extent : Various	Extent : Moderate, . es : Moderate, Area .	Affected out LIFE 2024 LIFE LIFE 2043 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIF	** \$478,000 ** ** ** ** ** ** **	3 5 5 5 5	\$50,500 \$21,000 \$13,100 \$63,100 \$73,700 \$14,700 \$10,600	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2038	* *	1		
	Other Observation, Extent	_	ı Affected	: 100%			
	Location: Basement D C						
G	Explanation : Steam Pro	vided By Con	Edison				
Conversion Equipment	1000/		2024	¢51.700	-	\$4.500	
Pres. Reducing Valve/LP Steam	100%		2024	\$51,700	5	\$4,500	
valve/LF Steam	Other Observation, Extent	· Light Area	Affected	. 100%			
	Location : Basement	. 218111, 111 00	119900104	. 10070			
	Explanation : Shares The	e Prv With K	Wing				
Distribution	1		8				
Central Plant Steam Piping/Pmp	100% Now	\$26,400	2038	* *	4	\$3,700	
1 & 1	Malfunctioning, Extent : M	Ioderate, Are	a Affecte	d:5%			
	Location: Bms And Pnet	umatic Contro	ol System				
Terminal Devices							
Air Handler	80%		2028	\$878,800	1	\$37,100	
Convector/Radiator	10%		2033	* *	1	\$2,400	
Fan Coil Unit/Heat	10%		2028	\$117,000	1	\$2,400	
Air Conditioning							
Energy Source	1000/		2020	* *			
District Chilled Water	100%	. I !- l. A	2038		1		
	Other Observation, Extent Location: K Wing Basen	_	і Ајјестеа	: 100%			
	Explanation : Chilled We		rom K W	ina			
Distribution	Ехрининон . Спинеи W	ner Comes r	TOTH K VV	ang			
CW & CHW Wtr Pipe/Pump	100% Now	\$4,800	2038	* *	4	\$3,700	
r ipe/r ump	Corroded, Extent : Modero	ate. Area Affe	ected : 20	%			
	Location : Various	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, •			
Terminal Devices							
Air Handler/Cool/Ht	100% Now	\$43,800	2028	\$876,100	1	\$41,700	
1111 1111111111111111111111111111111111	Leak Evident, Extent : Mod			•	•	ψ.1,,,σο	
	Location : Coils Connect						
Ventilation							
Distribution							
Ductwork/Diffusers	100% Now	\$14,400	LIFE	* *	2-5	\$41,800	
	Faulty Air Intake, Extent:						
	Location : Louvers Are I	noperable, Va	arious Ar	eas			
Exhaust Fans							
Interior	80%		2028	\$222,300	2	\$1,800	
Roof	20%		2028	\$25,900	2	\$500	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2298

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100% 0-2	\$29,100 2038	* *	1		
	Corroded, Extent: Mode	rate, Area Affected : 59	%			
	Location : Basement					
Water Heater						
Electric	20%	2023	\$13,800	4	\$100	
No Component	80%					
	Other Observation, Exter	ıt : Light, Area Affected	d: 0%			
	Location:					
<u> </u>	Explanation: Hot Wate	er Comes From W Wing	3			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2028	\$11,900	4	\$2,400	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$39,200	
Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$4,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING K

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 180,417 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,4

Total

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$769,100	\$1,507,700
Interior Architecture	\$50,600	\$499,400
Mechanical	\$229,900	\$5,549,200
Total	\$1,049,600	\$7,556,300
Importance Code A	\$769,100	\$1,619,800
Importance Code B	\$280,500	\$5,685,000
Importance Code C		\$251,600
Total	\$1,049,600	\$7,556,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,500	\$21,300		\$4,100
Interior Architecture		\$20,300		\$33,800
Mechanical	\$56,600	\$45,300	\$74,600	\$88,900
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$99,900	\$100,700	\$88,400	\$140,500
Importance Code A	\$30,400	\$22,200	\$900	\$4,900
Importance Code B	\$69,500	\$78,500	\$87,600	\$135,600

\$100,700

\$88,400

\$140,500

\$99,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

chitecture		Current F	Repair	Futur	e Replacement	M	laintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•							
Exterior Walls								
Masonry: Granite	10%			LIFE	* *	5	\$7,800	
Masonry: Limestone	90%			LIFE	* *	5	\$70,600	
Windows								
Aluminum	25%			2044	* *	5	\$2,300	
Bronze/Brass	75%			2036	* *	5	\$42,600	
Parapets							•	
Masonry: Limestone	35%			LIFE	* *	5	\$6,100	
Metal Panel	15%			2038	* *	5	\$8,100	
Metal Rail	50%			2033	* *	5-10	\$126,100	
Roof							-	
IRMA/Protected Membrane	50%	Now	\$29,500	2028	\$589,600			
		ck Ballast, : Flat Roo	Extent : Moderate, f	Area Af	fected : 100%			
	Split/Crac	ked, Extent	: : Moderate, Area Locations Through		: 20%			
			Extent : Moderate,		ected: 15%			
	_	: Joint Lin						
Metal Panel	20%			2026	\$333,700	10	\$39,000	
	Other Obs	ervation, E : Through	Extent : Light, Area out			10	\$39,000	
		_	inal Monel Panels,	Materia	l Beyond Its Usefui	Life		
Sloped Glazing	20%	Now	\$554,000 at, Extent : Modera	LIFE	* *	5	\$283,500	
		: Attic Spa			33			
	Corrosion	/Rusting, E	xtent : Severe, Are		d: 50%			
	Location : Mullions And Structural Supports Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout							
	Water Pen		xtent : Moderate, A	Area Affe	ected : 10%			
	Other Obs		Extent : Moderate, 1	Area Affe	ected : 100%			
				rial Con	nponent Bevond Us	eful Life		
Sloped Glazing					**			
					Affected : 15%	3	φ171,000	
					=			
	10% Condensat Location Drains Cla	Now tion Presen : Barrel G ogged, Exte	ugated Glass. Mate \$138,500 it, Extent : Modera class Vault Above C ent : Moderate, Are Above Greek And	LIFE te, Area Greek An ea Affecte	* * Affected : 15% d Roman Wing ed : 15%	seful Life 5	\$141,800	1

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Architecture		Current F	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Carpet	15%			2027	\$575,400	3	\$60,800		
Mosaic Tile	10%			2033	* *	5	\$67,500		
Granite Panels	25%			LIFE	* *	5	\$50,600		
Marble Panels	30%			LIFE	* *	5	\$60,800		
Wood	20%			2043	* *	5	\$101,300		
Interior Walls									
Gypsum Board	100%			LIFE	* *	5	\$251,600		
Ceilings									
Glass: Susp Panels	50%			LIFE	* *				
Plaster	50%			LIFE	* *	5	\$85,800		

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
•		ervation, Exten	_	Affected	: 100%			
		: Basement D						
	Explanat	ion : Steam Pr	ovided By Con	Edison				
Conversion Equipment								
Heat Exchanger, Plate &	10%			2031	* *	1	\$8,900	
Frame	000/			2024	#112 100	_	# 0 (00	
Pres. Reducing	90%			2024	\$112,100	5	\$9,600	
Valve/LP Steam								
Distribution (P.	100/			2026	* *	4	Ø1 200	
Hot Wtr Piping/Pump	10%	3.7	#1.42.200	2036	* *	4	\$1,300	
Central Plant Steam	90%	Now	\$143,200	2038	<i>ት</i> ት	4	\$8,000	
Piping/Pmp	Ctoom Tuo	an English Ento	ut . Madauata	A A	Santa 1 . 200/			
•	_	os Faulty, Exte : Various Area		Area Ajj	eciea : 20%			
Terminal Devices	Locuiton	. various Arec	ıs					
Air Handler	80%			2020	¢2 115 700	1	¢00.200	
Convector/Radiator	10%			2028 2033	\$2,115,700	1	\$89,300	
Fan Coil Unit/Heat	10%			2033	\$281,700	1	\$5,800 \$5,800	
	1070			2028	\$281,700	1	\$3,800	
Air Conditioning Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment	10070			2030		1		
Conversion Equipment Centrifugal, Elec Chiller	100%			2037	* *	1	\$195,200	
C .		ervation, Exten	t · Light Argo			1	\$193,200	
· ·		: Basement AC		Ајјестеи	. 100/0			
				nt				
	Ехритан	ion : 1 Unit. R-	123 Kejrigera	rıı				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2299

Mechanical		Current l	Repair	Futur	Future Replacement Main		intenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	100%			2038	* *	4	\$8,900	
Pipe/Pump								
Terminal Devices	000/			2020	¢1 000 400	1	¢100 400	
Air Handler/Cool/Ht	90%			2028	\$1,898,400	1	\$100,400	
Fan Coil - 4 Pipe	10%			2028	\$440,300	1	\$5,800	
Ventilation Distribution								
Distribution Ductwork/Diffusers	1000/	Now	\$86,700	LIFE	* *	2-5	\$100,600	
Ductwork/Diffusers			\$60,700 tent : Severe, Area			2-3	\$100,000	
			ieni . Severe, Areu Are Inoperable, Ai			a Proper	lv.	
Exhaust Fans	Locuion	. Louvers	те торегион, Ан	. Dumpe	.s.me noi noikin	STroper	· <i>y</i>	
Exhaust rans Interior	90%			2028	\$602,200	2	\$5,000	
Roof	10%			2028	\$31,200	2	\$600	
Plumbing	1070			2028	\$31,200		\$000	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater	10070			2030				
Electric	10%			2023	\$16,600	4	\$100	
No Component	90%			2023	Ψ10,000	•	Ψ100	
HW Heat Exchanger	,,,,							
Steam Fired	100%			2038	* *	4	\$17,800	
Sanitary Piping							+ 1,711	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$28,700	4	\$5,700	
Sewage Ejector(s)								
Electric	100%			2028	\$54,200	4	\$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area					
			, 1m, 1-4 (1) G,	Ll, 1m, 1	-3 (1) B, G, M, 2			
	Explana	ion : 4 Un	its					
Fire Suppression								
Standpipe								
Generic	100%			2038	* *	1-5	\$94,300	
Sprinkler								
No Component	75%							
Generic	25%			2054	* *	1-2	\$12,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 201,373 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$13,907,300	\$595,100
Interior Architecture	\$174,500	\$523,800
Mechanical	\$3,315,400	\$7,433,000
Total	\$17,397,200	\$8,551,800
Importance Code A	\$13,907,300	\$595,100
Importance Code B	\$3,371,900	\$7,703,200
Importance Code C	\$118,000	\$253,500
Total	\$17,397,200	\$8,551,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$10,900
Interior Architecture		\$78,000		
Mechanical	\$64,200	\$78,900	\$63,400	\$109,000
Elevators/Escalators	\$13,800	\$13,800	\$13,800	\$13,800
Total	\$78,000	\$170,800	\$77,200	\$133,700
Importance Code A				\$10,900
Importance Code B	\$78,000	\$170,800	\$77,200	\$122,800
Importance Code C				
Total	\$78,000	\$170,800	\$77,200	\$133,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,800	
Panel/Paver: Limestone		Now	\$192,600	LIFE	* *	5	\$23,800	
			d, Extent : Light, A	rea Affec	ted : 10%			
		: North Fo						
	_	_	Extent : Moderate	e, Area A	ffected : 20%			
		: North Fo	acade					
Window Wall	30%			2048	* *	5	\$101,800	
No Component	30%							
Windows								
Aluminum	100%			2044	* *	5	\$2,100	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$10,100	
Metal Panel	5%			2048	* *	5	\$3,400	
Metal Rail	45%			2041	* *	5-10	\$144,700	
Roof								
Modified Bitumen	30%			2033	* *	10	\$54,800	
Single Ply Membrane	5%			2033	* *	10	\$9,100	
Skylight, Metal/Glass		Now	\$13,521,100	2058	**			
	_		ked, Extent : Sever					
		-	turer's Defect - Ni	_	-			
	_		tent : Moderate, Ar		ted: 45%			
			out A-M And M W					
	-		Extent : Moderate	-	ffected : 100%			
			out A-M And M W		1 200/			
			xtent : Moderate, A	Area Affe	cted: 20%			
		: Mezzanii	ne Exhibit Space					
Sloped Glazing	20%			LIFE	* *	5	\$487,300	
Interior								
Floors	4 = 0 /			2025	Φ.C.12-2000	2	Ф. С Т 000	
Carpet	15%			2027	\$642,300	3	\$67,800	
Panel/Paver: Cer/Brk	10%			2044	* *	5	\$67,800	
Granite Panels	20%			LIFE	* *	5	\$45,200	
Marble Panels	35%			LIFE	* *	5	\$79,100	
Wood	20%			2056	* *	5	\$113,000	
Interior Walls	- 00/				ماد ماد	_	4.75. 100	
Gypsum Board	50%	0.5	44000	LIFE	* *	5	\$152,100	
Masonry: Limestone	10%	0-2	\$118,000	LIFE	**			
			xtent : Moderate, A		cted: 5%			
		: West Wa	ll - Inner Courtyar					
Masonry: Limestone	20%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$22,800	
Wood	5%			LIFE	* *	5	\$101,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Architecture	(Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	15%		2041	* *	5	\$53,700	
AcousTileSusp.Lay-In	20%		2041	* *	5	\$57,200	
Exposed Struc: Wood	5%		LIFE	* *			
Glass: Susp Panels	35%		LIFE	* *			
Gypsum Board	25%		LIFE	* *	5	\$89,400	

Mechanical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
			Extent : Light, Area	Affected	: 100%			
		ı : Basemen						
	Explana	tion : Stean	n Provided By Con	Edison				
Distribution								
Hot Wtr Piping/Pump	40%		\$6,500	2027	\$130,900	4	\$4,000	
			oderate, Area Affe	cted : 10	%			
		ı : Various						
	-	-	nt : Severe, Area A	-	10%			
	Location	ı : Tempera	ture Control Syste	n				
Central Plant Steam Piping/Pmp	60%	0-2	\$106,600	2028	\$2,131,700	4	\$6,000	
1 19 mg 1 mp	Corroded	Extent : M	oderate, Area Affe	cted : 10	%			
		ı : Various	, 33					
Terminal Devices								
Air Handler	30%			2033	* *	1	\$37,400	
Air Handler	60%			2023	\$1,771,100	1	\$74,700	
Convector/Radiator	10%			2026	\$112,400	1	\$6,500	
ir Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille	er 80%			2024	\$1,900,500	1	\$174,300	
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 80%			
	Location	ı : Basemer	nt .					
	Explana	tion : 2 Uni	its - Refrigerant R1	23				
Interior Pkg Unit - Cooling	10%			2026	\$784,900	2	\$1,200	
5	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	10%			
	-	ı : Various .	_					
No Component	10%							
1.0 component	1070							

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	80%		2028	\$184,400	4	\$11,900	
Pipe/Pump	• • • • •						
No Component	20%						
Terminal Devices	200/		2022	* *		#24.000	
Air Handler/Cool/Ht	20% 60%		2033		1	\$24,900	
Air Handler/Cool/Ht No Component	20%		2023	\$1,271,300	1	\$74,700	
Heat Rejection	20%						
Water Cooling Tower	80%		2029	\$573,600	2	\$162,100	
water Cooling Tower		tion, Extent : Light, Area			2	\$102,100	
	Location : Ro	_	Пусска	. 0070			
	Explanation .	-					
No Component	20%						
/entilation	2070						
Distribution							
Ductwork/Diffusers	100% N	ow \$96,700	LIFE	* *	2-5	\$112,300	
	Faulty Air Inta	ke, Extent : Severe, Area		: 5%			
	Location : In	take Louvers - Various A	reas				
	Unbalanced Sy	stem, Extent : Moderate,	Area Afj	ected : 5%			
	Location : Vo	arious Areas					
Exhaust Fans							
Interior	70%		2033	* *	2	\$4,300	
Roof	10%		2033	* *	2	\$600	
Roof	20%		2023	\$69,700	2	\$1,200	
lumbing							
H/C Water Piping	1000/		• • • •	** * * * * * * * * *			
Brass/Copper	100%		2028	\$1,564,800	1		
Sanitary Piping	1000/		LIDE	* *			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2028	\$32,000	4	\$6,400	
	10070		2028	\$32,000	4	\$0,400	
Fixtures Generic	100%						
Vertical Transport	100/0						
Elevators							
Geared Traction	100%		LIFE	* *			
		tion, Extent : Light, Area		: 100%			
) Ground To 5th Floor,					
	Explanation .	Two Units					
ire Suppression	Ехріапапоп .	Two Units					
Fire Suppression Standpipe	Ехріапапоп .	Two Units					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING M AND COURT A-M

Asset #: 2294

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component	40%					
Generic	60%	2048	* *	1-2	\$33,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING O

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 41,155 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1

Importance Code C

Total

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$576,500	\$679,300
Interior Architecture		\$1,328,700
Mechanical	\$58,100	\$1,328,000
Total	\$634,600	\$3,336,000
Importance Code A	\$576,500	\$679,300
Importance Code B	\$58,100	\$1,328,000
Importance Code C		\$1,328,700
Total	\$634,600	\$3,336,000

FY 2020	FY 2021	FT 2022	FY 2023
			\$17,300
	\$16,400		
\$39,100	\$6,600	\$10,000	\$23,600
\$39,100	\$23,000	\$10,000	\$40,900
\$400	\$400	\$400	\$17,700
4	4		
	\$39,100 \$39,100	\$39,100 \$6,600	\$16,400 \$39,100 \$6,600 \$10,000 \$39,100 \$23,000 \$10,000

\$23,000

\$10,000

\$40,900

\$39,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Panel/Paver: Limestone	85%			LIFE	* *	5	\$32,700	
Window Wall	15%			2048	* *	5	\$28,900	
Parapets								
Cast in Place Concrete	35%			LIFE	* *	5	\$53,100	
Metal Panel	10%			2048	* *	5	\$5,700	
Metal Rail	30%			2041	* *	5-10	\$79,600	
Panel/Paver: Limestone	25%			LIFE	* *	5	\$4,000	
Roof								
IRMA/Protected Membrane	30%	Now	\$178,600	2038	* *			
	Location Insul Miss	ı : Flat Seci	, Extent : Moderate					
		Extent : Sev 1 : Flat Sect	vere, Area Affected tions	: 25%				
Sloped Glazing	30%			LIFE	* *	5	\$268,400	
Sloped Glazing	Miss/Dam	Now aged Flash a: At Pyran	\$349,600 ings, Extent : Mod nid	LIFE erate, Ar	* * rea Affected : 10%	5	\$357,800	
Interior								
Floors								
Carpet	25%			2027	\$218,800	3	\$23,100	
Panel/Paver: Cer/Brk	10%			2044	* *	5	\$13,900	
Marble Panels	40%			LIFE	* *	5	\$18,500	
Slate	10%			LIFE	* *	5	\$6,500	
Wood	15%			2056	* *	5	\$17,300	
Interior Walls								
Fabric on Framing	15%			2029	\$1,328,700	5	\$5,900	
Gypsum Board	40%			LIFE	* *	5	\$18,800	
Masonry: Brick	15%			LIFE	* *			
Masonry: Limestone	30%			LIFE	* *			
Ceilings								
Exposed Concrete	45%			LIFE	* *	5	\$3,600	
Glass: Susp Panels	20%			LIFE	* *			
Gypsum Board	35%			LIFE	* *	5	\$22,400	

Mechanical	Current Re	pair F	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Y	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	Location	: Basemen	Extent : Light, Area of D Channel		* *	1		
Comment Employee	Explana	tion : Stean	n Provided By Con	Edison				
Conversion Equipment Heat Exchanger, Plate & Frame	20%			2024	\$12,400	1	\$4,100	
Pres. Reducing Valve/LP Steam	80%			2024	\$22,700	5	\$2,000	
Distribution	• • • • •			• • • • •	di di		.	
Hot Wtr Piping/Pump Central Plant Steam Piping/Pmp	20% 80%	Now	\$58,100	2036 2028	* * \$580,900	4 4	\$600 \$1,600	
	Location Steam Tra	: Basemen	Extent : Moderate, t Mechanical Rooi Extent : Severe, Ar Areas	m				
Terminal Devices Air Handler	Location		xtent : Light, Area r Mechanical Equi			1	\$12,700	
Air Handler	50% Other Obs	ervation, E	xtent : Light, Area t Mechanical Equi			1	\$12,700	
Air Conditioning								
Energy Source District Chilled Water	Location	: W Wing	extent : Light, Area Basement ed Water Comes F			1		
Distribution CW & CHW Wtr		Now	\$5,200	2028	\$52,300	4	\$2,000	
Pipe/Pump			evere, Area Affecte t Mechanical Equi		oom			
Terminal Devices				_				
Air Handler/Cool/Ht	50%			2033	**	1	\$12,700	
Air Handler/Cool/Ht Ventilation	50%			2028	\$240,600	1	\$12,700	
Distribution Ductwork/Diffusers		Now Intake, Ex	\$19,800 tent : Moderate, A	LIFE rea Affec	* * ted : 20%	2-5	\$22,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2295

Mechanical	Current Repai	r Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2028	\$152,600	2	\$1,300	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Electric	20%	2023	\$7,600	4		
No Component	80%					
	Other Observation, Extent	: Light, Area Affected	: 0%			
	Location:					
	Explanation : Hot Water	Comes From W Wing				
Sanitary Piping						
Cast Iron	100% Now	\$6,300 LIFE	* *	1		
	Blockage /Clogged, Extent		ed:5%			
	Location: Water Backs \(\)	Jp, Basement				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)					*	
Non-Submersible	50%	2023	\$3,300	4	\$400	
Non-Submersible	50%	2033	* *	4	\$700	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Geared Traction	100%	LIFE				
	Other Observation, Extent		: 100%			
	Location : (1) G, 1, 2	1) G, 1				
E. G.	Explanation: 2 Units					
Fire Suppression						
Standpipe Generic	100%	2038	* *	1.5	\$21.500	
	10070	2038		1-5	\$21,500	
Sprinkler No Component	80%					
No Component Generic	80% 20%	2048	* *	1.2	¢2 200	
Generic	ZU%0	2048	* *	1-2	\$2,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - FY 2019 Print Date: 19-Sep-2018

Asset Name : METROPOLITAN MUSEUM OF ART WING P

: 5TH AVE AND 82ND STREET Address

Borough : MANHATTAN Agency's Number : N/A

Program / Asset # : DCA0001.P00 / 2807 Yr Built/Renovated : 1975 / 2012

Area Sq Ft : 56,140 **Project Type** : CULTURAL AFFAIRS

Date of Survey Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT : 20-May-2016

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1111 Lot BIN : 1083810 : 1

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$120,100	\$56,600
Interior Architecture		\$2,363,100
Mechanical	\$1,639,700	\$498,900
Total	\$1,759,900	\$2,918,600
Importance Code A	\$120,100	\$56,600
Importance Code B	\$1,639,700	\$551,400
Importance Code C		\$2,310,600
Total	\$1,759,900	\$2,918,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,300	\$39,700		\$900
Interior Architecture	\$4,200	\$35,200	\$2,100	
Mechanical	\$64,800	\$8,800	\$24,300	\$36,600
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$76,300	\$89,600	\$32,300	\$43,400

Total	\$76,300	\$89,600	\$32,300	\$43,400
Importance Code C				
Importance Code B	\$74,400	\$49,300	\$31,800	\$42,000
Importance Code A	\$1,900	\$40,300	\$600	\$1,400
Total	\$76,300	\$89,600	\$32,300	\$43,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Concrete Masonry Unit	50%		LIFE	* *	5	\$28,300	
Stucco Cement	50%		2041	* *	5	\$113,300	
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout					
	Explana	tion : This Is Actually An Eifs	Wall Ass	sembly			
Windows							
Aluminum	75%		2050	* *	5	\$2,600	
Metal Louvers	25%		2041	* *	10	\$5,500	
Parapets							
Concrete Masonry Unit	40%		LIFE	* *	5	\$4,000	
Metal Panel	5%		2048	* *	5	\$1,700	
Metal Rail	35%		2041	* *	5-10	\$56,300	
Weathering Steel	20%		LIFE	* *	1		
Roof							
Modified Bitumen	100%	Now \$63,500	2036	* *			
	Drains Cl	ogged, Extent : Severe, Area A	Affected :	15%			
	Location	: Under Cooling Towers					
terior							
Floors							
Carpet	25%		2027	\$298,400	3	\$31,500	
Ceramic Tile	5%		2037	* *	5	\$4,200	
Granite Panels	25%		LIFE	* *	5	\$15,800	
Marble Panels	10%		LIFE	* *	5	\$6,300	
Terrazzo	25%		LIFE	* *	5	\$16,400	
Wood	10%		2056	* *	5	\$15,800	
Interior Walls							
Fabric on Framing	10%		2029	\$2,245,200	5	\$9,900	
Gypsum Board	55%		LIFE	**	5	\$65,400	
Plaster	35%		LIFE	* *	5	\$20,800	
Ceilings						*	
AcousTileSusp.Lay-In	10%		2045	* *	5	\$8,400	
AcousTileSusp.Lay-In	40%		2041	* *	5	\$33,600	
Gypsum Board	50%		LIFE	* *	5	\$52,500	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				

 Utility Steam
 100%
 2038
 * * 1

Other Observation, Extent: Light, Area Affected: 100%

Location: Basement D Channel

Explanation: Steam Provided By Con Edison

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate &	20%			2024	\$16,900	1	\$5,600	
Frame Pres. Reducing Valve/LP Steam	80%			2024	\$31,000	5	\$2,700	
Distribution								
Hot Wtr Piping/Pump	Corroded, Location Leak Evid	: 3rd Floo ent, Extent	\$3,600 evere, Area Affecte or Mechanical Roon : Severe, Area Affe or By-Pass Line	n	**	4	\$600	
	Other Obs		Extent : Severe, Are	a Affecte	ed : 20%			
			isive Clogging Due	To Aged	d			
Central Plant Steam Piping/Pmp		Now	\$158,500	2038	* *	4	\$2,200	
1 0 1			evere, Area Affecte	d: 20%				
			out (Due To Aged)					
	-	-	nt : Moderate, Ared	a Affecte	d : 20%			
			tic Control System	4 40	C . 1 200/			
		ps Faulty, 1 : Various .	Extent : Moderate, Areas	Area Aff	fected: 20%			
Terminal Devices	Locuiton	· various	Treas					
Air Handler	80%			2023	\$658,300	1	\$27,800	
Convector/Radiator	20%			2026	\$62,700	1	\$3,600	
Air Conditioning							·	
Energy Source Electricity	100%			2036	**	1		
Distribution CW & CHW Wtr	100%	Now	\$3,600	2038	* *	4	\$2,800	
Pipe/Pump			loderate, Area Affe or Mechanical Room					
Terminal Devices Air Handler/Cool/Ht	Leak Evid		\$13,100 : Moderate, Area A nnections, Various		\$656,300	1	\$31,200	
Heat Rejection								
Water Cooling Tower	100% Other Obs Location		Extent : Light, Area	2032 Affected	* *	2	\$56,500	
		-	Of 8 New Units. T	hey Also	Service Other Adj	acent Bu	ildings	
Ventilation								
Distribution Ductwork/Diffusers		Now Intake, Ex	\$27,000 tent : Severe, Area	LIFE Affected	**	2-5	\$31,300	
	-		Are Inoperable, Ai			a Proper	·lv	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2807

Mechanical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	riority	
Ventilation					
Exhaust Fans					
Interior	80%	2023 \$166,600	2 \$1,400		
Roof	20%	2023 \$19,400	2 \$300		
Plumbing					
H/C Water Piping					
Brass/Copper	100%	2028 \$436,200	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 : Lig	ht, Area Affected : 100%			
	Location: 1-3				
	Explanation: 1 Unit				
Fire Suppression					
Standpipe					
Generic	100%	2038 **	1-5 \$29,300		
Sprinkler					
No Component	80%				
Generic	20%	2048 **	1-2 \$3,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING R

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.R00 / 2300 Yr Built/Renovated : 1973 /

Area Sq Ft : 186,591 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$16,284,600	\$1,882,600
Interior Architecture	\$417,800	\$6,102,500
Mechanical	\$5,466,000	\$2,662,300
Total	\$22,168,400	\$10,647,400
Importance Code A	\$16,284,600	\$2,041,600
Importance Code B	\$5,531,400	\$2,802,500
Importance Code C	\$352,400	\$5,803,200
Total	\$22,168,400	\$10,647,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture		\$41,900	\$7,000	
Mechanical	\$55,400	\$86,900	\$67,900	\$114,900
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$85,000	\$158,400	\$104,500	\$144,500
Importance Code A	\$1,800	\$1,800	\$1,800	\$1,800
Importance Code B	\$83,200	\$156,500	\$102,700	\$142,700
Importance Code C				
Total	\$85,000	\$158,400	\$104,500	\$144,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Architecture	Current Repair	Future Replacement	N	laintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls						
Panel/Paver: Limestone	15%	LIFE **	5	\$9,200		
Window Wall	85%	2038 **	5	\$261,100		
Roof				*		
Built-Up (BUR)	5%	2028 \$98,600	10	\$6,500		
Sloped Glazing	95% Now \$16,154	•	5	\$1,653,500		
	_	: Moderate, Area Affected : 15%				
	Location: Various Locations To	_				
	Condensation Present, Extent: M. Location: Throughout	Toaerate, Area Affectea : 50%				
	Corrosion/Rusting, Extent: Seven	no Area Affordad , 200/				
	Location : Purlins, Mullions An					
	Thermally Inefficient, Extent: Me	_				
	Location: Throughout	sucruic, meary ceica. 10070				
	Water Penetration, Extent: Seven	re. Area Affected : 5%				
		Vest Roof. Infiltrating Van Gogh G	allery			
Interior		, , , ,				
Floors						
Carpet	15%	2027 \$595,100	3	\$62,800		
Cast in Place Concrete	20%	LIFE **	5	\$122,200		
Ceramic Tile	5%	2037 **	5	\$14,000		
Granite Panels	20%	LIFE **	5	\$41,900		
Terrazzo	15%	LIFE **	5	\$32,700		
Wood	25%	2056 **	5	\$130,900		
Interior Walls						
Cast in Place Concrete	15% Now \$352	•				
	Cracking/Crumbling, Extent: Ser	vere, Area Affected : 5%				
	Location: Parking Ramp	A ACC 1 150/				
	Efflorescence, Extent: Moderate					
	Location: Parking Garage - Re	_				
	Water Penetration, Extent: Sever Location: Parking Ramp To St.	==				
				Φ. 700		
Concrete Masonry Unit	5%	LILL	5	\$6,700		
Fabric on Framing	15%	2029 \$5,672,400 **	5	\$25,000		
Gypsum Board Marble Panels	32% 3%	LIFE	5	\$64,100		
Plaster	3% 25%	LIFE ** LIFE **	5	\$25,000		
Wood	5%	LIFE **	<i>5</i>	\$66,700		
Ceilings	J / U	LIFE	<i>J</i>	φυυ, / υυ		
AcousTileSusp.Lay-In	15%	2041 **	5	\$41,900		
Exposed Concrete	15%	LIFE **	5	\$6,500		
Glass: Susp Panels	30%	LIFE **	J	Ψ0,500		
Gypsum Board	20%	LIFE **	5	\$69,800		
Metal Panel	5%	LIFE **	5	\$17,400		
	15%	LIFE **	5	727,.00		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
			tent : Light, Area	Affected	: 100%			
		: Basement		F.1:				
Conversion Equipment	Explana	non : Steam	Provided By Con	Eaison				
Conversion Equipment Heat Exchanger, Plate &	20%			2024	\$56,000	1	\$18,500	
Frame	2070			2024	\$50,000	1	\$10,500	
Pres. Reducing	80%			2024	\$103,100	5	\$8,900	
Valve/LP Steam	0070				\$100,100	C	\$0,500	
Distribution								
Hot Wtr Piping/Pump	20%	Now	\$3,000	2027	\$60,600	4	\$1,800	
	Corroded,	Extent: Sev	ere, Area Affecte	d: 15%				
	Location	: Mech Roo	m					
Central Plant Steam Piping/Pmp	80%	Now	\$263,400	2038	* *	4	\$7,400	
	Corroded,	Extent : Sev	ere, Area Affecte	d : 15%				
		: Various	. 55					
	Malfunctio	oning, Extent	: Severe, Area A	ffected :	20%			
	Location	: Pneumatio	Control System					
	Steam Tra	ps Faulty, E	xtent : Moderate,	Area Afj	fected : 20%			
	Location	: Various						
Terminal Devices								
Air Handler	80%			2023	\$2,188,100	1	\$92,300	
			tent : Light, Area					
			3rd Floor Mecha	anical Ro	oom			
		tion : Air Ha	ndlers					
Convector/Radiator	20%			2026	\$208,300	1	\$12,100	
Air Conditioning								
Energy Source	1000/			2026				
Electricity	100%			2036	* *	1		
Conversion Equipment	500/			2027	* *	1	¢101 000	
Centrifugal, Elec Chiller			4 4 - T : - I-4 - A	2037		1	\$101,000	
			tent : Light, Area outh Gararge Med					
		_	_	спанісаі	Koom			
		tion : 1 Unit,	K-125	2041	* *		#101.000	
Centrifugal, Elec Chiller		. · · · · · · · · · · · · · · · · · · ·		2041		1	\$101,000	
			tent : Light, Area					
		_	outh Gararge Med	спапісаі	Koom			
Distribution	Ехріапа	tion : 1 Unit,	N-123					
CW & CHW Wtr	100%			2038	* *	4	\$9,200	
Pipe/Pump	100/0			2030		₹	\$9,200	
I ipc/I unip								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2300

Mechanical	Current Repair	Future	Future Replacement		re Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning Terminal Devices Air Handler/Cool/Ht	100% Other Observation, Extent : Lig Location : In P Wing 3rd Floo Explanation : Air Handlers			1	\$115,400				
Heat Rejection Water Cooling Tower	100% Other Observation, Extent : Lig Location : Roof Explanation : 3 Units For The			2	\$187,800				
Ventilation Distribution Ductwork/Diffusers	100% Now \$8 Faulty Air Intake, Extent : Seve. Location : Louvers Are Inopen			2-5 g Proper	\$104,000				
Exhaust Fans Interior	100%	2023	\$692,000	2	\$5,700				
Plumbing H/C Water Piping Brass/Copper	100%	2028	\$1,449,900	1	ψο, του				
Water Heater Electric No Component	30% 70% Other Observation, Extent : Lig Location : Explanation : Hot Water Com		\$51,400	4	\$300				
Sanitary Piping Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Fixtures Generic	100%								
Vertical Transport Elevators Geared Traction	70% Other Observation, Extent: Lig Location: G, 1, M, 2 Explanation: 2 Units	LIFE ht, Area Affected :	**						
Hydraulic	30% Other Observation, Extent: Lig Location: Basement To 2nd F Explanation: 1 Unit		**						
Fire Suppression Standpipe	1000/	2020	* *	1.5	\$07.600				
Generic	100%	2038		1-5	\$97,600				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 METROPOLITAN MUSEUM OF ART WING R

Asset #: 2300

Mechanical	Current Repair	Future Replace	ement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler						
No Component	80%					
Generic	20%	2048	* *	1-2	\$10,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING S

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 117,831 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,4

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$14,151,100	\$1,548,200
Interior Architecture	\$225,100	\$3,491,700
Mechanical	\$812,700	\$1,970,200
Total	\$15,188,900	\$7,010,000
Importance Code A	\$14,151,100	\$1,617,300
Importance Code B	\$1,037,800	\$2,159,500
Importance Code C		\$3,233,300
Total	\$15,188,900	\$7,010,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900			
Interior Architecture	\$34,000	\$70,700	\$2,200	
Mechanical	\$32,600	\$18,900	\$10,900	\$21,900
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$73,400	\$95,500	\$19,100	\$27,800
Importance Code A	\$1,800	\$900	\$900	\$900
Importance Code B	\$37,700	\$94,600	\$18,200	\$27,000
Importance Code C	\$34,000			
Total	\$73,400	\$95,500	\$19,100	\$27,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Architecture	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Concrete Masonry Unit	10% Now \$ Diagonal Cracks, Extent : Mo Location : South Facade Jnt Mortar Miss/Erod, Extent Location : South Facade			5	\$5,000	
Masonry: Limestone	10% Now \$	649,000 LIFE	* *	5	\$6,000	
nasom y Emicsione	Jnt Mortar Miss/Erod, Extent Location: North Facade	,	cted : 10%	J	ψο,σσσ	
Window Wall	80%	2048	* *	5	\$241,800	
Windows						
Aluminum	100% Now Water Penetration, Extent: M Location: South Facade - D		* * d : 20%	5	\$100	
Roof						
Modified Bitumen	5%	2036	* *	10	\$5,600	
Sloped Glazing	95% Now \$13,9 Broken/Missing Elements, Ext Location: Various Location Condensation Present, Extent Location: Temple Of Dendu Corrosion/Rusting, Extent: So Location: Purlins And Drai Thermally Inefficient, Extent: Location: Throughout Water Penetration, Extent: M Location: North Side - Tem	s Throughout : Moderate, Area Affe ar evere, Area Affected : n Channels Moderate, Area Affec loderate, Area Affected	ected : 30% 35% cted : 100%	5	\$1,427,300	1
nterior	Location . North Side - Temp	gie Of Denaur				
Floors						
Carpet	25%	2024	\$626,400	3	\$66,100	
Cast in Place Concrete	5%	LIFE	**	5	\$19,300	
Ceramic Tile	5%	2031	* *	5	\$8,800	
Granite Panels	30%	LIFE	* *	5	\$39,700	
Marble Panels	10%	LIFE	* *	5	\$13,200	
Vinyl Tile	10%	2028	\$166,900	3	\$6,600	
Wood	15%	2056	* *	5	\$49,600	
Interior Walls					•	
Concrete Masonry Unit	5% Now \$ Water Penetration, Extent : Se	34,000 LIFE evere, Area Affected : .	* * 2%	5	\$5,500	
	Location: Loading Dock Wo	alls Abutting Temple C)f Dendur			
Fabric on Framing	10%	2029	\$3,120,400	5	\$13,800	
Gypsum Board	35%	LIFE	* *	5	\$57,800	
Panel/Paver: Limestone	45%	LIFE	* *			
Wood	5%	LIFE	* *	5	\$55,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Architecture		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	15%		2041	* *	5	\$38,900	
Glass: Susp Panels	65%	Now \$225,100	LIFE	* *			
•	Water Pen	etration, Extent : Moderate	, Area Affe	ected : 20%			
	Location	: Gallery Adjacent To Ten	ple Of Der	ıdur			
Gypsum Board	20%		LIFE	* *	5	\$51,800	

Mechanical		Current Re	pair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Energy Source	1000/			2020	* *				
Utility Steam	100%	amustian Ex	ent : Light, Area	2038		1			
		ervanon, Exi : Basement	_	Ајјестеа	1.100%				
			Provided By Con	Edison					
Conversion Equipment	2. op terrett	TOTAL DICEMPO		200000					
Heat Exchanger, Plate & Frame	15%			2043	* *	1	\$8,700		
	-	place Eviden : Steam Rm	t, Extent : Light,	Area Aff	fected : 10%				
	Other Obs	ervation, Ext	ent : Light, Area	ı Affectea	l : 15%				
			tors In Stairwell:	S					
		tion : 1 Unit							
Pres. Reducing Valve/LP Steam	85%			2024	\$69,100	5	\$5,900		
	Location	: Basement	ent : Light, Area						
	Explanat	tion : Service	s The A M And I	F Wings 1	As Well				
Distribution	150/	Now	\$2,900	2027	\$20.700	4	\$000		
Hot Wtr Piping/Pump	Corroded,		ere, Area Affecte		\$28,700	4	\$900		
Central Plant Steam Piping/Pmp	85%	Now	\$353,400	2028	\$1,767,000	4	\$4,900		
1 5 1	Corroded, Extent : Severe, Area Affected : 50% Location : Throughout								
		ent, Extent : l : Various Ai	Severe, Area Affo reas	ected : 59	%				
			: Severe, Area A Pneumatic Contr						
		ps Faulty, Ex : Various Ai	ctent : Severe, Ar reas	ea Affeci	ted : 5%				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Mechanical	Current Repair	Future Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Convector/Radiator Under Construction	15% 85%	2026	\$98,600	1	\$5,700	
	Other Observation, Extent : Light Location : Explanation : Replacement Of					
Air Conditioning						
Energy Source						
District Chilled Water	90% Other Observation, Extent: Light Location: M Wing Mechanical Explanation: Chilled Water Co.	l Room	**	1		
Electricity	10%	2036	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%	2022	\$459,300	2	\$700	
	R-22 Refrigerant, Extent : Light, Location : Various	Area Affected : 10%				
No Component	90% Other Observation, Extent: Light Location:					
Distribution	Explanation : Chilled Water Co	omes From M Wing				
CW & CHW Wtr Pipe/Pump		,300 2038	* *	4	\$5,200	
	Corroded, Extent : Severe, Area Location : Throughout	-				
	Leak Evident, Extent : Severe, A Location : Various Areas	rea Affected : 5%				
No Component	10%					
Terminal Devices	100/					
No Component Under Construction	10% 90%					
onder construction	Other Observation, Extent : Ligh	ıt, Area Affected : 0%				
	Location:					
	Explanation : Ahu Replacemen	t				
Ventilation						
Distribution	1000/					
Under Construction	100%					
Exhaust Fans Under Construction	100%					
Plumbing	10070					
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
HW Heat Exchanger Steam Fired	100%	2038	* *	4	\$11,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2301

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Now	\$18,700	2038	* *	4	\$2,500	
	Obsolete Equipment,		ea Affec	ted : 100%			
	Location: Basemer	nt					
Pool Filter/Treatment							
Sand	100%		2033	* *	4	\$43,800	
Sewage Ejector(s)							
Electric	100%		2028	\$35,400	4	\$7,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, E	Extent : Light, Area	Affected	! : 100%			
	Location : G-1						
	Explanation: 1 Un	it					
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$61,600	
Sprinkler							
No Component	70%						
Generic	30%		2048	* *	1-2	\$9,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING T

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0001.T00 / 2302 Yr Built/Renovated : 1983 /

Area Sq Ft : 208,169 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-May-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Total

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,710,900	\$432,700
Interior Architecture	\$38,700	\$814,600
Mechanical	\$1,437,900	\$10,161,900
Total	\$3,187,600	\$11,409,200
Importance Code A	\$1,710,900	\$547,700
Importance Code B	\$1,476,600	\$10,584,200
Importance Code C		\$277,300
Total	\$3,187,600	\$11,409,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,400	\$600		\$11,200
Interior Architecture		\$83,700	\$7,800	
Mechanical	\$73,100	\$55,300	\$71,000	\$115,800
Elevators/Escalators	\$20,700	\$20,700	\$20,700	\$20,700
Total	\$121,200	\$160,400	\$99,500	\$147,700
Importance Code A	\$29,400	\$2,700	\$2,100	\$13,300
Importance Code B	\$91,800	\$157,700	\$97,500	\$134,500

\$160,400

\$99,500

\$147,700



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.

\$121,200

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 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	
xterior	•			•				•	
Exterior Walls									
Concrete Masonry Unit		Now	\$27,400	LIFE	* *	5	\$3,700		
			l, Extent : Moderai						
		: Stepped	Up Wall Adjacent						
Masonry: Granite	10%		A. 5. 4. A. 0. 0.	LIFE	* *	5	\$4,500		
Masonry: Limestone	70%		\$564,300	LIFE	**	5	\$31,400		
			l, Extent : Moderai	te, Area A	Affected: 15%				
		: North Fo		noa Affac	atad . 200/				
		: North Fa	Extent : Severe, A	гей Ајјес	nea . 20%				
			Extent : Moderate, .	Area Affa	ected · 40%				
	_		iins - Throughout	11/04/1990	.c.c. 1070				
Window Wall	10%			2048	* *	5	\$22,400		
Windows	1070			2040			Ψ22,400		
Aluminum	100%			2036	* *	5	\$1,300		
Parapets							4-,		
Concrete Masonry Unit	5%			LIFE	* *	5	\$800		
Metal Rail	25%			2033	* *	5-10	\$67,600		
Panel/Paver: Limestone	70%			LIFE	* *	5	\$11,500		
Roof									
Modified Bitumen		Now	\$138,000	2033	* *				
		-	, Extent : Moderate	e, Area A	ffected : 25%				
		: Flat Roo		. 1 100	,				
		Extent : Mo : North Si	derate, Area Affec	tea : 10%	9				
			ne ht, Area Affected :	100%					
		мені . Ligi : Through		40/0					
Dl D C D				2048	* *				
Plaza Roof: Stone Panel		Now	\$73,400 xtent : Moderate, A						
		: At Flash		11 eu 1199 e	ciea . 5070				
Sloped Glazina		Now	\$845,500	LIFE	* *	5	\$432,700		
Sloped Glazing			t, Extent : Modera		Affected · 20%	3	\$432,700		
			atron Lounge	10, 11, 00, 1	ijjecica : 2070				
			Extent : Severe, A	rea Affec	ted : 25%				
			atron Lounge	33					
Spray-on Foam		Now	\$48,800	2038	* *	5	\$8,000	1	
Spiny on Found			Extent : Severe, A		ted : 35%	5	ψο,σσσ	•	
	_	: Through		33					
		_	amage, Extent : Se	vere, Are	ea Affected : 25%				
		: Through							
	Worn/Eroe	ded, Extent	: Severe, Area Aff	ected : 25	5%				
	Location	: Through	out						

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	25%		2027	\$1,106,600	3	\$116,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$68,200	
Ceramic Tile	5%		2037	* *	5	\$15,600	
Granite Panels	15%		LIFE	* *	5	\$35,100	
Marble Panels	20%		LIFE	* *	5	\$46,700	
Quarry Tile	5%		2041	* *	5	\$23,400	
Vinyl Tile	10%		2033	* *	3	\$11,700	
Wood	10%		2056	* *	5	\$58,400	
Interior Walls							
Gypsum Board	80%		LIFE	* *	5	\$151,300	
Metal Panel	5%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Wood	10%		LIFE	* *	5	\$126,100	
Ceilings							
AcousTileSusp.Lay-In	25%		2041	* *	5	\$77,500	
Exposed Concrete	10%		LIFE	* *	5	\$4,800	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	55%		LIFE	* *	5	\$213,000	
Wood	5%		LIFE	* *	5	\$135,600	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	* *	1		
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Basement D Ch	annel				
	Explanation : Steam Providen	ded By Con Edison				
Conversion Equipment						
Heat Exchanger, Plate &	20%	2031	* *	1	\$20,600	
Frame						
Pres. Reducing	80%	2024	\$115,000	5	\$9,900	
Valve/LP Steam						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Mechanical		Current Repair	r	Future Replacement Mainten		aintenance		
System Component Type		Tail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution					*			
Hot Wtr Piping/Pump	20%		\$6,800	2027	\$67,600	4	\$2,100	
		Extent : Modera Various Areas	te, Area Affe	cted: 15%	% 0			
		ing, Extent : Se	ουργο Δτρα Δ	ffected ·	10%			
	-	_	-	-	quipment Room			
Central Plant Steam	80%		\$587,600	2028	\$2,938,200	4	\$8,200	
Piping/Pmp	8070	NOW	\$367,000	2028	\$2,936,200	4	\$6,200	
i iping/i inp	Corroded, E	xtent : Severe,	Area Affecte	d: 20%				
	Location:	Various Areas						
		ing, Extent : Se						
					or Mechanical Eq	uipment	Room	
	•	Faulty, Extent	: Severe, Ar	ea Affecte	ed : 40%			
	Location :	Throughout						
Terminal Devices								
Air Handler	80%			2028	\$2,441,100	1	\$103,000	
Convector/Radiator	20%			2026	\$232,300	1	\$13,500	
Air Conditioning								
Energy Source	100%			2036	* *	1		
Electricity Conversion Equipment	100%			2030		1		
Conversion Equipment Centrifugal, Elec Chille	er 100%			2037	* *	1	\$225,300	
Centinugai, Elec Cinne		vation, Extent	: Light Area		: 100%	1	\$223,300	
		Garage Mecha	_					
		on : 4 Units Foi						
Distribution								
CW & CHW Wtr	100%			2028	\$264,700	4	\$15,400	
Pipe/Pump								
Terminal Devices	1000/			•••	44 444 000		44.5 0. 5 0.	
Air Handler/Cool/Ht	100%			2028	\$2,433,800	1	\$128,700	
Ventilation								
Distribution Ductwork/Diffusers	100%	Now	\$40,000	LIFE	* *	2-5	\$116,100	
Ductwork/Diffusers		now ntake, Extent : ,				2-3	\$110,100	
	-	Louvers Are In						
Exhaust Fans			2					
Interior	90%			2023	\$694,800	2	\$5,700	
Roof	10%			2023	\$36,000	2	\$600	
Plumbing							<u> </u>	
H/C Water Piping								
Brass/Copper	100%			2028	\$1,617,600	1		
Water Heater				_				
Electric	10%			2026	\$19,100	4	\$100	
No Component	90%			1.00	00/			
		vation, Extent	: Light, Area	Affected	: 0%			
	Location:	77 , 777 :	C - E	D ''.	117			
·	Explanatio	n : Hot Water	Comes From	Building	W.			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2302

Mechanical	Current Repair	Future R	eplacement	М	aintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sanitary Piping								
Cast Iron	100% Now \$79,4		* *	1				
	Blockage /Clogged, Extent: Severe		5%					
	Location: 4th Floor Kitchen Tra							
	Corroded, Extent : Severe, Area Aj	ffected : 15%						
	Location: 4th Floor Kitchen							
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	100%	2028	\$33,100	4	\$6,600			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators			de de					
Geared Traction	80%	LIFE	**					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: 1, M, 2, 3, 4							
	Explanation: 2 Units							
Hydraulic	20%	LIFE	* *					
	Other Observation, Extent : Light,	Area Affected : 20	0%					
	Location: (1) Freight 1, M, 2							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe	1000/	•••	de de					
Generic	100%	2038	* *	1-5	\$108,800			
Sprinkler	000/							
No Component	80%	20.40	* *	1.0	011 5 00			
Generic	20%	2048	* *	1-2	\$11,700			
Chemical System	1000/	2022	#20.100	1.0	# 4 000			
Generic	100%	2023	\$29,100	1-3	\$4,000			
	Other Observation, Extent: Light,	Area Affected : I	00%					
	Location : 4th Floor Kitchen							
	Explanation : 1 Set							

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING W

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 64,628 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$113,900	\$202,500
Interior Architecture	\$43,600	\$379,000
Mechanical	\$1,987,600	\$2,605,200
Total	\$2,145,100	\$3,186,600
Importance Code A	\$113,900	\$202,500
Importance Code B	\$1,987,600	\$2,925,600
Importance Code C	\$43,600	\$58,600
Total	\$2,145,100	\$3,186,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$23,300
Interior Architecture		\$9,700	\$9,100	\$16,600
Mechanical	\$89,300	\$27,100	\$32,000	\$44,800
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$105,100	\$52,600	\$56,900	\$100,400
Importance Code A		\$1,900		\$23,300
Importance Code B	\$105,100	\$50,700	\$52,100	\$77,200
Importance Code C			\$4,900	
Total	\$105,100	\$52,600	\$56,900	\$100,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Architecture		Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	_	Now \$40,800	LIFE	* *	5	\$5,600	
		etration, Extent : Moderate, A		ected : 20%			
		: At Painting Conservation S		4. 4.		010.000	
Masonry: Brick	55%	0-2 \$73,100	LIFE	**	5	\$10,900	
	_	Cracks, Extent : Moderate, A : East Facade	rea Affec	ted : 20%			
		Miss/Erod, Extent : Modera	ta Amaa	Affactad . 150/			
		: East Facade - Underside С					
		. East Facade - Onderside C led, Extent : Moderate, Area		_			
		: North Facade	Ајјестец	. 30/0			
Parapets							
Metal Rail	100%		2033	* *	5-10	\$36,800	
Roof							
IRMA/Protected	80%		2028	\$165,200	10	\$14,900	
Membrane							
		k Ballast, Extent : Moderate	, Area A <u>f</u>	fected : 100%			
		: Throughout					
Modified Bitumen	5%		2033	* *	10	\$900	
Sloped Glazing	15%		LIFE	* *	5	\$37,200	
Interior							
Floors	200/		2024	¢274.900	2	\$20,000	
Carpet Cast in Place Concrete	20% 10%		2024 LIFE	\$274,800 * *	3 5	\$29,000	
Marble Panels	15%		LIFE	* *	5	\$21,200 \$10,900	
Terrazzo	15%		LIFE	* *	5	\$10,300	
Vinyl Tile	35%		2028	\$320,400	3	\$12,700	
Wood	5%		2043	**	5	\$9,100	
Interior Walls	370		2013			Ψ,100	
Ceramic Tile	5%		2037	* *	5	\$9,800	
Concrete Masonry Unit	10%		LIFE	* *	5	\$7,800	
Gypsum Board	50%		LIFE	* *	5	\$58,600	
Plaster		Now \$43,600	LIFE	* *	5	\$14,600	
_ 100001	Water Pen	etration, Extent : Moderate, A		ected : 15%		. ,	
		: Painting Conservation Stud					
Plywood/Hardboard	10%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	25%		2033	* *	5	\$24,200	
Exposed Concrete	60%		LIFE	* *	5	\$9,100	
Gypsum Board	15%		LIFE	* *	5	\$18,100	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating	•					
Energy Source						
Utility Steam	100% Other Observation, Extent: Light, Area Location: Basement D Tunnel		**	1		
Conversion Equipment	Explanation : Steam Provided By Con	Eaison				
Conversion Equipment Pres. Reducing Valve/LP Steam	100%	2031	* *	5	\$3,800	
	Other Observation, Extent : Light, Area Location : Basement Steam Room					
	Explanation: Incoming Steam Valve I Working Condition	For Entire	e Museum. 2 Old F	leat Excl	hangers In	
Distribution	morking Condition					
Hot Wtr Piping/Pump	20% 0-2 \$21,000 Corroded, Extent : Severe, Area Affecte Location : Throughout		* *	4	\$600	
	Leak Evident, Extent : Moderate, Area L Location : Various Areas					
	On Extended Life, Extent : Severe, Area Location : Basement Steam Rm	Affected	! : 20%			
Central Plant Steam Piping/Pmp	80% Now \$182,400	2028	\$912,200	4	\$2,500	
	Corroded, Extent : Severe, Area Affecte Location : Throughout	d : 50%				
	Leak Evident, Extent : Severe, Area Affa Location : Return Pipe, Steam Room A					
	Malfunctioning, Extent : Severe, Area A Location : Temperature Control Syste		20%			
	Steam Traps Faulty, Extent : Severe, Ar Location : Various Areas	ea Affect	ed : 10%			
	Other Observation, Extent: Severe, Are	ea Affecte	d: 10%			
	Location: Basement Mech Equipment Explanation: Condensate And Coolin Soon.		Are Undersized, Th	ne Systen	ı Needs Upgrade	
Terminal Devices Air Handler	75% Now \$71,100 Corroded, Extent : Severe, Area Affecte	2023	\$710,500	1	\$27,000	
	Location: Connection Of Coils, Vario Leak Evident, Extent: Severe, Area Affi	ous Areas				
	Location: Connection Of Coils, Vario Malfunctioning, Extent: Severe, Area A	ous Areas				
	Location: Bms And Pneumatic Control					
Convector/Radiator	25%	2026	\$90,200	1	\$5,200	
r Conditioning						
Energy Source	1000/	2026	* *	1		
Electricity	100%	2036	r *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical		Current	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment	1000/			•••	* = < * 400		4.0000	
Centrifugal, Elec Chille			7	2024	\$762,400	1	\$69,900	
			Extent : Light, Area nt Mech Room	Affectea	t : 100%			
			u mech koom its - R11 Being Use	d Draw	idina C. W. To Adi	gaant Ca	ations	
Distribution	Ехріапа	uon . 5 On	us - KII being Ose	a - Frov	iaing C. W. 10 Aaj	aceni se	cuons	
CW & CHW Wtr Pipe/Pump	100%	Now	\$8,200	2028	\$82,200	4	\$3,200	
		Extent : Market : Through	loderate, Area Affe out	cted : 25	7%			
	Insul. Det	eriorating,	Extent: Moderate,	Area Af	fected : 5%			
		: Various						
	Location	: Return I						
			nt : Severe, Area A		10%			
	Location	: Bms And	d Pneumatic Systen	ı				
Terminal Devices	000/			2022	# <00.000		#26.000	
Air Handler/Cool/Ht	90%			2023	\$680,000	1	\$36,000	
Fan Coil - 2 Pipe	10%			2028	\$128,200	1	\$2,100	
Heat Rejection Water Cooling Tower	50%			2029	\$127,800	2	\$32,500	
Water Cooling Tower	50%	Now	\$12,800	2029	\$127,800	2	\$26,000	
water cooming rower			evere, Area Affecte		\$127,000	2	\$20,000	
			ing Structure, Roof					
			Extent : Moderate, 1		ected : 50%			
	Location		ŕ	33				
		-	icient Units					
entilation	<u> </u>							
Distribution								
Ductwork/Diffusers		Now	\$31,000	LIFE	* *	2-5	\$36,000	
			tent : Severe, Area					
			Are Inoperable, Th					
		-	Extent : Moderate,	Area Afj	fected : 15%			
	Location	: Various	Areas					
Exhaust Fans	000/			2022	0015 500	^	#1.000	
Interior	90%			2023	\$215,700	2	\$1,800	
Roof	10%			2023	\$11,200	2	\$200	
umbing								
H/C Water Piping Brass/Copper	100%			2028	\$502,200	1		
HW Heat Exchanger	100/0			2020	\$302,200	1		
Steam Fired	100%			2054	* *	4	\$6,400	
Steam Fired		place Evid	ent, Extent : Light,		ected : 100%	7	ψυ,πυυ	
			Inits, Basement Me					
			Extent : Light, Area					
			nt Mech Room	00				
				tor Drov	rider For The Muse	11111		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2303

Mechanical	Current Repai	r Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$2,000	
	Recent Replace Evident, Ex	xtent : Light, Area Affec	ted : 100%			
	Location: Basement					
Sewage Ejector(s)						
Electric	100%	2033	* *	4	\$3,900	
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : (1) - Ll, G, 1,	1m, 2, 2m, 3m, 4. (1) F	reight - G, 1, 1m	, 2, 2m, 3	βm	
	Explanation: 2 Units					
ire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$33,800	
Sprinkler						
No Component	75%					
Generic	25%	2048	* *	1-2	\$4,500	
Fire Pump						
Generic	100%	2037	* *	1	\$12,100	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement					
	Explanation : Services Th	ne Entire Museum				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : METROPOLITAN MUSEUM OF ART WING X

Address : 5TH AVE AND 82ND STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 32,461 Project Type : CULTURAL AFFAIRS

Date of Survey : 01-Jun-2016 Landmark Status : INTERIOR, EXTERIOR, H-DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$56,700	
Interior Architecture		\$196,900
Mechanical	\$51,500	\$1,144,600
Total	\$108,300	\$1,341,500
Importance Code A	\$56,700	
Importance Code B	\$51,500	\$1,305,500
Importance Code C		\$36,000
Total	\$108,300	\$1,341,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,500			\$300
Interior Architecture		\$15,800	\$2,100	\$16,700
Mechanical	\$31,400	\$4,600	\$7,400	\$9,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,800	\$24,300	\$13,500	\$30,400
Importance Code A	\$11,500			\$300
Importance Code B	\$35,300	\$24,300	\$13,500	\$30,100
Importance Code C				
Total	\$46,800	\$24,300	\$13,500	\$30,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 151

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	1000/			TIPE	ماد ماد	_	Φ.4. 60.0	
Concrete Masonry Unit	100%			LIFE	* *	5	\$4,600	
Windows Steel	100%	Now	\$56,700	2053	* *	5	\$6,100	
Steel			\$50,700 at, Extent : Modera			3	\$0,100	
		: Through		,	2), 000000000000000000000000000000000000			
		_	Extent : Moderate, A	Area Affe	cted : 25%			
		ı : Through		33				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	\$500	
Metal Panel	10%			2038	**	5	\$600	
			Extent : Moderate,	Area Afj	fected: 15%			
			Parapet Wall		CC . 1 200/			
	_	_	, Extent : Moderate Baranet Wall	e, Area A	ffected: 20%			
16 . 15 . 1			Parapet Wall	2022	ale ale		Φ	
Metal Rail	60%		\$2,600	2033	**	5	\$6,200	
		/kusπng, E ι : Through	Extent : Moderate, A	Area А <u></u> ijе	ctea : 25%			
Roof	Locuitor	i . Through	Oui					
IRMA/Protected	50%	Now	\$8,900	2033	* *			
Membrane	3070	11011	ψ0,200	2033				
112011011011	Paver Blo	ck Ballast,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Through	out					
	Vegetation	ı Growth, I	Extent : Moderate, .	Area Affe	ected : 30%			
	Location	a : Joint Lin	nes					
	Worn/Ero	ded, Extent	: Light, Area Affec	cted : 159	%			
	Location	: Pavers T	Throughout					
Modified Bitumen	50%			2036	* *	10	\$8,000	
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	: Through	out					
nterior								
Floors	45%			2024	\$210,600	2	\$22.800	
Carpet Cast in Place Concrete	43% 10%			2024 LIFE	\$310,600	3 5	\$32,800 \$10,600	
Vinyl Tile	35%			2028	\$160,900	3	\$6,400	
Wood	10%			2043	**	5	\$9,100	
Interior Walls	1070			2073			Ψ2,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,000	
Gypsum Board	60%			LIFE	* *	5	\$36,000	
Masonry: Brick	10%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$7,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 151

Architecture	Cı	Current Repair		Future Replacement		Maintenance	
System Component Type	, , , , , , , ,	il Date Estimated Co 'ears)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings							
AcousTile,Adhered	20%		2041	* *	5	\$9,700	
AcousTileSusp.Lay-In	50%		2033	* *	5	\$24,300	
Exposed Concrete	20%		LIFE	* *	5	\$1,500	
Exposed Struc: Steel	10%		LIFE	* *			

Mechanical		Current Rep	air	Future Replacement		M		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source	100%			2038	* *	1		
Utility Steam		mustion Exte	nt : Light, Area			1		
		: Basement D		Ајјестеи	. 100/0			
			rovided By Con	Edison				
Distribution	2. q venteri			Zanson				
Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$5,300	4	\$200	
1 6 1	Corroded,	Extent : Sever	e, Area Affecte	d: 40%				
	Location	: Throughout						
	Leak Evide	nt, Extent : Se	evere, Area Affa	ected : 5%	%			
	Location	: Various Are	as					
Central Plant Steam Piping/Pmp	90%	Now	\$51,500	2038	* *	4	\$1,400	
	Corroded,	Extent : Sever	e, Area Affecte	d: 40%				
	Location	: Throughout						
	Leak Evide	nt, Extent : Se	evere, Area Affe	ected : 5%	%			
		: Various Are						
	-	_	Severe, Area A		10%			
	Location	: Temperatur	e Control Syste	m				
Terminal Devices	0.70/			• • • • •			01= 100	
Air Handler	85%			2028	\$404,400	1	\$17,100	
Convector/Radiator	15%			2026	\$27,200	1	\$1,600	
ir Conditioning								
Energy Source District Chilled Water	100%			2038	* *	1		
District Cliffied Water		rvation Frte	nt : Light, Area		· 100%	1		
			chanical Room	Пусстеи	. 10070			
			Vater Comes F	rom W W	ing			
Distribution					8			
CW & CHW Wtr	100%	Now	\$4,100	2038	* *	4	\$1,600	
Pipe/Pump			. ,				. ,	
			erate, Area Affe	cted : 30	%			
	Location	: Throughout						
Terminal Devices	1000/			2020	\$270 FOO	1	¢20 100	
Air Handler/Cool/Ht entilation	100%			2028	\$379,500	1	\$20,100	

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.

Asset #: 151

Type	Mechanical	С	urrent R	epair	Futur	e Replacement		Maintenance	
Distribution Ductwork/Diffusers 100% Now \$15,600 LIFE * * 2-5 \$18,100	Component			Estimated Cost		Estimated Co			Priority
Ductwork/Diffusers									
Faulty Air Intake, Extent : Severe, Area Affected : 5% Location : The Louvers, Various Areas		1000/ 3	т	Φ1 <i>5</i> . (00	LIEE	•	* 2.5	¢10.100	
Location : The Louvers, Various Areas Unbalanced System, Extent : Moderate, Area Affected : 20% Location : Various Areas	Ductwork/Diffusers						* 2-5	\$18,100	
Unbalanced System, Extent: Moderate, Area Affected: 20% Location: Various Areas						. 570			
Exhaust Fans 11				,		ected : 20%			
Interior 90% 2028 \$108,400 2 \$900 Roof 10% 0-2 \$5,600 2038 *** 2 \$100 On Extended Life, Extent : Severe, Area Affected : 10% Location : Roof Plumbing H/C Water Piping Brass/Copper 100% 2028 \$252,200 1 Sanitary Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Storm Drain Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Fixtures Generic 100% Continue 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Fixtures Generic 100% Continue 100% LIFE ** Other Observation, Extent : Light, Area Affected : 100% Location : Ground, 1st, Mezzanine Explanation : One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000 Standpipe Generic 100% 2038 ** 1-5 \$17,000 Standpipe Generic 100% 2038 ** 1-5 \$17,000			-						
Roof 10% 0-2	Exhaust Fans								
Note									
Plumbing	Roof						* 2	\$100	
H/C Water Piping Brass/Copper 100% 2028 \$252,200 1			-	ent : Severe, Area	Affected	: 10%			
Brass/Copper 100% 2028 \$252,200 1									
Sanitary Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: Aged Storm Drain Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000		1000/			2020	Ф2.52.20	.0 1		
Cast Iron 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Storm Drain Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent : Light, Area Affected : 100% Location : Ground, 1st, Mezzanine Explanation : One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000		100%			2028	\$252,20	0 1		
Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Storm Drain Piping Cast Iron 100% LIFE *** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent : Light, Area Affected : 100% Location : Ground, 1st, Mezzanine Explanation : One Old Unit Fire Suppression Standpipe Generic 100% 2038 *** 1-5 \$17,000		100%			LIFE	*	* 1		
Location : Throughout Explanation : Aged Storm Drain Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent : Light, Area Affected : 100% Location : Ground, 1st, Mezzanine Explanation : One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000	Cast Hon		ation. Ex	tent : Moderate, 1		cted : 100%	1		
Storm Drain Piping Cast Iron 100% LIFE ** 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000					33				
Cast Iron 100% LIFE ** 1 Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000		Explanation	: Aged						
Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout Explanation: Aged Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000	Storm Drain Piping								
	Cast Iron						* 1		
Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000					Area Affe	cted : 100%			
Fixtures Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000			_	ut					
Generic 100% Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000	F:4	Explanation	: Aged						
Vertical Transport Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000		100%							
Elevators Geared Traction 100% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000									
Other Observation, Extent: Light, Area Affected: 100% Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000	Elevators								
Location: Ground, 1st, Mezzanine Explanation: One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000	Geared Traction						*		
Explanation : One Old Unit Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000				_	Affected	: 100%			
Fire Suppression Standpipe Generic 100% 2038 ** 1-5 \$17,000			· ·	·					
Standpipe 2038 * * 1-5 \$17,000	E' G	Explanation	: One O	ld Unit					
Generic 100% 2038 ** 1-5 \$17,000									
·		100%			2038	*	* 1-5	\$17,000	
Sprinkler	Sprinkler	10070					1.3	Ψ17,000	
No Component 80%		80%							
Generic 20% 2048 ** 1-2 \$1,800	Generic	20%			2048	*	* 1-2	\$1,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : MUSEUM OF JEWISH HERITAGE

Address : 36 BATTERY PLACE @BATTERY PARK CITY

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 115,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jan-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5

Block : 16 Lot : 10 BIN : 1084594

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$385,700	\$404,200
Interior Architecture	\$197,900	\$122,600
Electrical	\$188,100	\$52,700
Mechanical	\$1,094,400	\$2,167,400
Total	\$1,866,100	\$2,746,900
Importance Code A	\$385,700	\$599,000
Importance Code B	\$1,480,400	\$2,148,000
Total	\$1,866,100	\$2,746,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$66,600		\$11,900	
Interior Architecture	\$131,600		\$54,800	\$8,600
Electrical	\$48,800	\$12,900	\$15,300	\$14,500
Mechanical	\$105,200	\$15,300	\$84,900	\$13,000
Elevators/Escalators	\$26,500	\$26,500	\$26,500	\$26,500
Total	\$378,600	\$54,700	\$193,200	\$62,500
Importance Code A	\$76,600		\$19,300	
Importance Code B	\$263,700	\$54,700	\$173,900	\$62,500
Importance Code C	\$38,200			
Total	\$378,600	\$54,700	\$193,200	\$62,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture		Current Repair	Future Replacement Maintenance				
System	% of	Fail Date Estimated Cos		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	11101103
Exterior							
Exterior Walls							
Metal/Glass Curt Wall	10%		LIFE	* *	5	\$70,300	
Metal Panel	5%		2049	* *	5-10	\$64,500	
Granite Panels	72%		LIFE	* *	5	\$202,500	
Window Wall	10%		2049	* *	5	\$70,300	
Wood Overhead Doors	3%	Now \$36,300	2034	* *	5	\$14,100	
	Broken/M	issing Elements, Extent : Mo	oderate, Ai	rea Affected : 20%			
	Location	: North Side Of Building					
		ervation, Extent : Light, Are	ea Affectea	l : 100%			
	Location	: North Side Of Building					
	Explana	tion : This Is Actually A Met	al And Glo	ass Overhead Door	*		
Windows	1000/		2045	* *	_	¢1 100	
Aluminum	100%		2045		5	\$1,100	
Parapets Cast in Place Concrete	40%		LIFE	* *	5	\$54,300	
Concrete Masonry Unit	10%		LIFE	* *	5-10	\$3,600	
Metal Panel	5%		2049	* *	5	\$1,300	
Granite Panels	45%		LIFE	* *	5-10	\$35,100	
Roof					0 10	455,100	
IRMA/Protected	85%	Now \$78,100	2034	* *			
Membrane		,					
	Broken Pa	ver Blocks, Extent : Severe,	Area Affe	cted : 10%			
	Location	: Outer Main Roof					
		etration, Extent : Moderate					
	Location	: Plaza Roof Over 1st Floo	r Classroo	oms			
Metal Panel	5%		2042	* *	10	\$10,400	
Sloped Glazing	10%	Now \$134,900	LIFE	* *	5	\$150,600	
	Water Per	etration, Extent : Moderate	, Area Affe	ected : 10%			
	Location	: Cupola Of 1997 Wing					
Soffits							
Exposed Struc: Steel	30%		LIFE	* *	5	\$6,500	
Granite Panels	35%		LIFE	* *	5	\$1,800	
Stucco Cement	35%		2042	* *	5	\$3,100	
Interior							
Floors	400/		2020	¢1.076.200	2	¢122.000	
Carpet Cast in Place Concrete	48% 5%		2028	\$1,076,300	3	\$123,900	
Ceramic Tile	10%		LIFE 2038	* *	5 5	\$37,700 \$17,200	
Panel/Paver: Cer/Brk	10%		2038	* *	5	\$38,700	
Granite Panels	5%		LIFE	**	5	\$12,900	
Marble Panels	3%		LIFE	* *	5	\$7,700	
Sheet Vinyl/Rubber	2%	Now \$10,400		* *	5	\$2,600	
Sheet vinyhitabbel		en/Split, Extent : Moderate,		cted : 15%	3	Ψ2,000	
	_	: Classroom 118					
Vinyl Tile	10%		2034	* *	3	\$6,500	
Wood	7%		2057	* *	5	\$22,600	
	, 70		2031		5	Ψ22,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Architecture		Current I	t Repair Future Replac		e Replacement	cement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estim	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
Concrete Masonry Unit	10%				LIFE	* *	5	\$7,300	
Fabric on Framing	5%				2030	* *	5	\$2,300	
Glass Block	5%				LIFE	* *	10	\$1,800	
Glass: Single Pane	10%				LIFE	* *	5	\$13,700	
Gypsum Board		Now		\$4,600	LIFE	* *	5	\$32,900	
				Moderate, 1	Area Affe	cted : 1%			
	Location	: Classroo	m 118						
Granite Panels	5%				LIFE	* *	10	\$1,800	
Wood	5%				LIFE	* *	5	\$36,500	
Ceilings									
AcousTileSusp.Lay-In	55%				2042	* *	5	\$94,700	
Exposed Concrete	20%				LIFE	* *	5-10	\$43,000	
Exposed Struc: Steel	10%				LIFE	* *	10	\$34,400	
Gypsum Board	10%				LIFE	* *	5-10	\$59,200	
Wood	5%				LIFE	* *	5	\$150,600	
Site Enclosure									
Retaining Walls									
Masonry: Fieldstone	100%				2049	* *			
	Other Obs	ervation, E	xtent :	Light, Area	Affected	! : 100%			
	Location	: Through	out Site						
	Explana	tion : This .	Is Actua	ally A Gran	ite Clad	Wall			
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%				2038	* *			
				Light, Area	Affected	! : 100%			
		: Through							
	Explana	tion: This.	Is Actua	ılly An Asp	halt Pave	er			
On-Site Walkways									
Asphalt	25%				2038	* *			
				Light, Area	Affected	! : 100%			
		: Building							
	Explana	tion: This.	Is Actua	ılly An Asp	halt Pave	er			
Pavers/Stone	75%				2038	* *			
Activity Yard									
Pavers/Stone	100%				2038	* *			
	Other Obs	ervation, E	xtent :	Light, Area	Affected	! : 100%			
	Location	: East Sid	e Of Bu	ilding					
	Explana	tion: This.	Is Actua	ally A Rock	Garden				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Repair	Future Replacement Maintenanc			ce				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts									
Service Equipment									
Fused Disc Sw	60%	2049 **	5	\$300					
	Other Observation, Extent : Light, Are	==							
	Location: New Wing Electrical Roo								
	Explanation: Main Service Switch F								
Fused Disc Sw	30%	2039 **	5	\$100					
	Other Observation, Extent : Light, Are								
	Location: Old Wing Electrical Room								
	Explanation : Main Service Switch F	Rated At 3000 Amperes							
Photovoltaic Panel(s)	10% Now \$2,600	2038 **	1						
	Other Observation, Extent : Moderate	e, Area Affected : 100%							
	Location: East Wing Roof								
	Explanation : Inverters Failed Photo	ovoltaic Panels Are Not Ope	rational						
Transformers									
Dry Type	35%	2042 **	5	\$100					
	Other Observation, Extent : Light, Are	==							
	Location: New Wing Electrical Roo	om							
	Explanation: One 34 Kilo-volt-amp	ere, 230/2018/120volt							
Dry Type	65%	2042 **	5	\$300					
	Other Observation, Extent : Light, Are	ea Affected : 100%							
	Location : Roof								
	Explanation: Two 34 Kilo-volt-amp	pere, For Photovoltaic System	n						
Switchgear / Switchboard									
Fused Disc Sw	70%	2049 **	5	\$300					
Molded Case Bkrs	30%	2049 **	5	\$900					
Raceway									
Conduit	100%	2049 **	1						
Panelboards									
Molded Case Bkrs	30%	2037 **	5	\$900					
Molded Case Bkrs	70%	2045 **	5	\$2,100					
Wiring									
Thermoplastic	30%	2039 * *	1						
Thermoplastic	70%	2049 **	1						
Motor Controllers									
Locally Mounted	100%	2042 **	5	\$800					
Ground									
Grounding Devices									
Generic	100%	LIFE **	5	\$3,400					
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation : Ground Connection L Line	ocated On Combined Domes	tic/fire P	ump Water Supply					
Stand-by Power	Line								
Transfer Switches									
Automatic	100%	2042 **	1	\$35,400					
Automatic	10070	2072	1	ψ55,700					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Generators	1000/	• • • • • • • • • • • • • • • • • • •			
Diesel	100%	2038 **	1	\$44,500	
	Other Observation, Extent : Light, Are	ea Affected: 100%			
	Location: Roof Explanation: 610 Kilowatts Namepl	late Ratina Canacity			
Batteries	Explanation : 010 Kilowatis Namepi	are Kaning Capacity			
Lead/Acid	100%	2023 \$1,500	5	\$4,300	
Fuel Storage	10070	2023 \$1,500		ψ 1,200	
Day Tank	100%	2045 **	5	\$21,300	
•	Other Observation, Extent : Light, Are	ea Affected : 100%		,	
	Location : Roof				
	Explanation: 50 Gallons				
Lighting					
Interior Lighting					
Fluorescent	10%	2034 **	10	\$10,500	
	T-5 Lamps And Fixtures, Extent: Light	==			
	Location: Throughout The Building				
Fluorescent	40%	2034 **	10	\$42,200	
	Compact Fluorescent Light, Extent : L	Light, Area Affected : 20%			
	Location: 4th Floor Offices				
	T-8 Lamps And Fixtures, Extent: Light				
	Location: Throughout The Building				
HID	10%	2034 **	10	\$400	
Incandescent	40%	2034 **	2	\$1,000	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Throughout				
F 1'14'	Explanation: Exhibit Spaces				
Egress Lighting	50%	2034 **	1		
Emergency, Service Exit, LED	50%	2057 **	1 1		
Exterior Lighting	3070	4031	1		
Fluorescent	50% Now \$188,100	2039 **			
110010000111	Not in Service, Extent : Moderate, Are				
	Location : Exterior Of Core Museum				
No Component	50%				
Lightning Protection	5070				
Arresters/Cabling					
Generic	100%	2044 **	5	\$3,400	
·-	Other Observation, Extent : Light, Are		-	4-,	
	Location: Old Wing				
	Explanation: Lightning Rods In The	Old Wing Only			
Alarm					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Electrical	ctrical Current Repair				M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Security System								
No Component	60%							
Generic	35%		2034	* *	1	\$15,000		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways	And Galleries						
	Explanation: CCT	Explanation: CCTV Surveillance Cameras						
Generic	5% Now	\$17,800	2039	* *	1	\$1,900		
	Devices Damaged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Througho	ut						
	Explanation : Existin	g Analog Devices	s Are Inc	ompatible With Ne	w Digita	l System		
Fire/Smoke Detection		-		-		-		
No Component	50%							
Generic, Digital	50%		2034	* *	1-3	\$35,400		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways And Galleries							
	Explanation: Manual Pull Stations, Horns, Smoke Detectors, Strobe Lights And Alarm Bells							

Mechanical	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	90%	2023		2	\$32,000	
Radiant Heater	10%	2024	\$194,800	2	\$5,300	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Duct Mounte	ed Heaters				
	Explanation : Electric L	Duct Heaters For Heat A	And Dehumidificat	ion		
Terminal Devices						
Fan Coil Unit/Heat	100%	2024	\$1,646,300	1	\$37,100	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		_

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

lechanical		Current I	Repair	Futur	e Replacement	M		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Heat Pump Air Sourced		Now	\$1,065,900	2034	* *	2	\$5,500	
			re, Area Affected	: 100%				
			Unit Humidifiers		00.4			
			nt : Severe, Area A	Affected :	8%			
		: Roof Con	=	Affactace	1.1000/			
		iea Lije, Ex i : Rooftop	tent : Severe, Arec Units	і Ајјестеа	1: 100%			
			onus tent : Light, Area A	Affected .	100%			
	Location		eni . Ligni, meu r	<i>престей</i> .	10070			
		-	Extent : Light, Area	ı Affected	! : 100%			
	Location			33				
		-	ooftop Units					
Split Unit	2%	Now	\$23,500	2029	\$46,900			
1	Malfunction	oning, Exte	nt : Moderate, Are					
	Location	: Compute	er Room Unit					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$187,000	
Heat Rejection								
Air Cooled Condenser	100%			2034	* *	2	\$80,100	
Unit entilation								
entilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$101,500	
Exhaust Fans	10070			LII L		23	Ψ101,500	
Roof	100%			2024	\$182,500	2	\$3,500	
umbing							· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
			Extent : Light, Area	ı Affectea	!: 100%			
		: Basemer						
	Explana	tion : Hous	e Duplex Pump Po	ickage				
Water Heater	100%			2024	የ ስረ የሰላ	4	¢1 000	
Electric			Extent : Light, Area		\$96,800	4	\$1,000	
		ervation, E 1 : Through	_	і Ајјестеа	1: 100%			
		_	Of Use Heaters					
Sanitary Piping	Ехрини	iion . I oini	Of Ose Heaters					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2029	\$31,700	4	\$6,900	
			Extent : Light, Area	ı Affected	l : 100%			
		: Basemen						
	Explana	tion : Dupl	ex Package					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4436

Mechanical	Current Repair	Future Replacement		M					
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Backflow Preventer									
Generic	100%	2029	\$27,900	1	\$7,000				
Fixtures									
Generic	100%								
/ertical Transport									
Elevators									
Geared Traction	60%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100% Location : Two Units First to Fourth Floor and One Unit Basement To Fifth Floor Freight								
			One Unit Baseme	nt To Fif	th Floor Freight				
	Explanation: 2 Passenger, 1 Freigh								
Hydraulic	40%	LIFE	* *						
	Other Observation, Extent: Light, Ar	ea Affected .	: 100%						
	Location: 1st To 3rd Floor								
	Explanation: 2 Passenger Elevator	s, Needs Rep	pair						
Escalators									
Under 20' Rise	100%	LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Floors 1-2, 2-3 At Origin	ial Wing							
	Explanation: 2 Units								
Fire Suppression									
Standpipe									
Generic	100%	2049	* *	1-5	\$58,000				
Sprinkler									
Generic	100%	2049	* *	1-2	\$32,200				
Fire Pump									
Generic	100%	2032	* *	1	\$21,500				
	Corroded, Extent : Light, Area Affected : 10%								
	Location: Basement Pump Room								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : MUSEUM OF THE CITY OF NEW YORK

Address : 1220 FIFTH AVE. @ E. 104 STREET

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 153,637 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors G,1,2,3,4,5

Block : 1609 Lot : 1 BIN : 1074157

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$561,200	\$197,900
Interior Architecture	\$307,200	\$5,183,600
Electrical		\$70,500
Mechanical	\$51,800	\$743,500
Site Pavements	\$87,500	
Total	\$1,007,800	\$6,195,500
Importance Code A	\$613,000	\$197,900
Importance Code B	\$307,200	\$1,134,200
Importance Code C	\$87,500	\$4,863,400
Total	\$1,007,800	\$6,195,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,500	\$13,400		\$17,500
Interior Architecture	\$20,700	\$17,100	\$5,700	\$48,800
Electrical	\$34,200	\$27,900	\$25,000	\$30,900
Mechanical	\$51,900	\$96,200	\$79,000	\$91,400
Site Enclosure	\$18,600			
Site Pavements	\$23,500			
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$165,100	\$169,300	\$124,600	\$203,400
Importance Code A	\$1,500	\$28,600	\$15,200	\$32,800
Importance Code B	\$163,600	\$140,700	\$109,400	\$156,300
Importance Code C				\$14,300
Total	\$165,100	\$169.300	\$124,600	\$203,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 MUSEUM OF THE CITY OF NEW YORK

Asset #: 2376

rchitecture		Current I	Repair	Future Replacement		Maintenance			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Masonry: Brick		Now	\$111,700	LIFE	* *	5	\$66,500		
			d, Extent : Moderat						
	Location	ı : South W	ing Below Decorat	ive Band	ling And At Modilli	ions			
Masonry: Limestone	10%	Now	\$81,600	LIFE	* *	5	\$9,100		
-	Cracking/	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location	a : Entry Pa	ortico						
Masonry: Marble	18%	0-2	\$145,700	LIFE	* *	5	\$16,300		
•	Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 15%				
	Location	a : South W	ing At Modillions						
Metal Panel	2%			2048	* *	5-10	\$16,600		
Metal Sect. OHD	2%			2041	* *	5	\$7,600		
Marble Panels	5%			LIFE	* *	5	\$4,500		
Window Wall	8%	0-2	\$51,800	2048	* *	5	\$18,100		
		Deteriorate 1 : Courtya	ed, Extent : Light, A rd	rea Affe	cted : 15%				
Windows									
Steel	30%			2050	* *	5	\$91,600		
	Recent Re	Recent Repair Evident, Extent: Light, Area Affected: 10%							
		ı : North W	_						
Wood	70%			2050	* *	5	\$171,100		
			ent, Extent : Light,		ected : 30%	C	Ψ1,1,100		
	Recent Replace Evident, Extent : Light, Area Affected : 30% Location : North Wing								
Parapets									
Glazed Ceramic Panel	5%			2038	* *	5-10	\$4,800		
Masonry: Brick	68%			LIFE	* *	5	\$6,100		
Masonry: Marble	25%			LIFE	* *	5	\$2,800		
Metal Rail	2%			2041	* *	5-10	\$3,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 MUSEUM OF THE CITY OF NEW YORK

Asset #: 2376

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof IRMA/Protected Membrane	10%	2-4	\$1,500	2033	* *			
Memorane		-	, Extent : Moderate ing At Mechanical		, ,			
Metal Panel	5%			2041	* *	10	\$7,600	
	Location	: Through	Extent : Light, Area out ponent Actually Sta					
Panel/Paver: Cer/Brk	12%	non . Comp	ooneni Actualiy Sia	2048	* * *	10	\$13,300	
Single Ply Membrane	15%			2048	* *	10	\$13,300	
Skylight, Metal/Glass	5%			2033	* *	10	\$13,800	
Slate	50%	Now	\$39,100	LIFE	* *	10	\$15,800	
State	Drains Clogged, Extent: Moderate, Area Affected: 5% Location: Between 4th And 5th Floor Landings - Main Stair Water Penetration, Extent: Moderate, Area Affected: 5%							
	Floor La		r Corridor - North					
Sloped Glazing	3%			LIFE	* *	5	\$33,200	
Interior Floors								
Carpet	15%			2029	\$490,000	3	\$69,000	
Cast in Place Concrete	13%			LIFE	* *	5	\$65,400	
Ceramic Tile	5%			2037	* *	5	\$11,500	
Marble Panels			\$231,800 Extent : Light, Area Fing	LIFE Affected	* * : 15%	5	\$34,500	
Quarry Tile	2%			2045	* *	5	\$6,900	
Sheet Vinyl/Rubber	10%			2033	* *	5	\$34,500	
Wood	35%			2056	* *	5	\$150,900	
Interior Walls								
Fabric on Framing	10%			2029	\$4,646,200	5	\$20,500	
Glass: Single Pane	3%			LIFE	* *	5	\$9,200	
Gypsum Board	30%			LIFE	* *	5	\$73,800	
Operable Wall	2%			2048	* *	5	\$28,700	
Plaster	50%			LIFE	* *	5	\$61,500	
Wood	5%			LIFE	* *	5	\$82,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2041	* *	5	\$34,200	
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Gypsum Board	48%			LIFE	* *	5	\$136,600	
Metal Panel	2%			LIFE	* *	5	\$5,700	
Plaster	30%			LIFE	* *	5	\$42,700	
Site Enclosure								
Fence/Gates	1000/			2049	* *			
Iron Picket	100%			2048	-1- W			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%		\$18,600	2038	* *			
			l, Extent : Moderai ue Courtyard - Ma		Affected : 30% nce - At Balustrad	e		
	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 100%			
	Location	: 5th Aven	ue Entry Courtyar	d				
	Explana	tion : Comp	onent Actually Ma	rble Par	iels And Balusters			
Site Pavements Public Sidewalk								
Cast in Place Concrete	93%	0-2	\$23,500	2041	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: 5th Aven	ue And East 104th	St Sidev	valks			
Pavers/Stone	7%			2031	* *			
On-Site Walkways								
Masonry: Granite	30%	2-4	\$87,500	LIFE	* *			
	Horizontal Cracks, Extent : Severe, Area Affected : 10%							
	Location: North And South Loggias Flanking Courtyard							
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location	: Main En	try Stairs At 5th Av	enue				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: 5th Aven	ue Entry Stairs An	d Loggia	ı			
	Explana	tion : Comp	onent Actually Ma	rble Sla	bs			
Pavers/Stone	70%			2037	* *			

ectrical	Current Repair	Future Repla	Future Replacement		Maintenance			
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2054	* *	5	\$700			
	Other Observation, Extent : Li	ght, Area Affected : 100%						
	Location: Electrical Room							
	Explanation: 2- Main Service Amperes.	e Disconnect Switches Ra	ted At 300	0 Ampere	es And 2000			
Switchgear / Switchboard								
Fused Disc Sw	80%	2054	* *	5	\$500			
	Other Observation, Extent : Li	ght, Area Affected : 100%						
	Location : Electrical Room							
	Explanation : 4- Vertical Sec	tions						
Molded Case Bkrs	20%	2054	* *	5	\$800			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Electrical Room							
	Explanation : 1- Vertical Sec	tion						
Raceway								
Conduit	100%	2054	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Current Repair	Future Repla	Future Replacement		Maintenance			
% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority		
				·			
85%	2050	* *	5	\$3,400			
100%	2054	* *	1				
			5	\$100			
90%	2045	* *					
			_				
100%	LIFE	* *	5	\$2,300			
1000/	2015	ala ala		4.7.4 00			
100%	2045	* *	1	\$47,300			
1000/	2011	4.4.		4.50.500			
			1	\$59,500			
	ght, Area Affected : 100%						
Explanation : Emergency Ge	nerator Rated At 380 Kilo	watts					
			_				
100%	2023	\$1,700	5	\$5,700			
- 00/	20.50	4.4.	_	444			
			5	\$14,300			
Other Observation, Extent: Light, Area Affected: 100%							
	D						
			5	\$2,300			
	ght, Area Affected : 100%						
Location : Basement							
Explanation : 8000 Gallons I	Rated Capacity						
• • • • • • • • • • • • • • • • • • • •	• • • •	.aa					
			10	\$28,200			
=		100%					
10%	2036	* *	10	\$14,100			
Compact Fluorescent Light, Ex Location : Hallways	ctent : Light, Area Affected	l : 100%					
	2036	* *	10	\$28,200			
20%	2030						
20% T-5 Lamps And Fixtures, Exten		100%	10	Ψ20,200			
	nt : Light, Area Affected :	100%	10	Ψ20,200			
T-5 Lamps And Fixtures, Extended Location: Throughout The B	nt : Light, Area Affected : uilding	**		\$20,200			
T-5 Lamps And Fixtures, Exten	nt : Light, Area Affected :			\$20,200			
T-5 Lamps And Fixtures, Extended Location: Throughout The B	nt : Light, Area Affected : uilding		1	\$20,200			
	15% 85% 100% 100% 100% 100% 100% 100% 100% Other Observation, Extent: Li, Location: Gallery Roof Explanation: Emergency Get 100% 50% Other Observation, Extent: Li, Location: Gallery Roof Explanation: No Nameplate 50% Other Observation, Extent: Li, Location: Basement Explanation: 8000 Gallons In Explanation: Offices, Basement Location: Offices, Basement	No of Fail Date Estimated Cost Year FY	No of Total Fail Date Estimated Cost FY Estimated Cost FY	Note Fail Date Estimated Cost Year Estimated Cost Cycle FY	No of Total Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost (Yrs)		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Electrical	Current Rep	air Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
LED	10%	2036	* *					
No Component	90%							
Lightning Protection								
Arresters/Cabling								
No Component	90%							
Generic	10%	2063	* *	5	\$500			
	Other Observation, Exten	nt : Light, Area Affected	: 100%					
	Location: Stacks Only							
	Explanation: Lightning	g Rods In The 2- Stacks	Ony					
Alarm								
Security System								
Generic	100%	2036	* *	1	\$57,400			
	Other Observation, Exten	nt : Light, Area Affected	: 100%					
	Location : Gallery, Hal	llways, Offices And Outs	side					
	Explanation: CCTV Su	ırveillance Cameras And	l Intrusion Alarm					
Fire/Smoke Detection								
Generic, Digital	100%	2036	* *	1-3	\$94,700			
_	Other Observation, Exter	nt : Light, Area Affected	: 100%					
	Location: Throughout The Building							
	Explanation : Addressa Bells, Smoke Detectors		Strobe Lights, Ma	nual Puli	l Stations, Alarm			

echanical	Current Repair		Future Replacement		Maintenance			
rstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ating								
Energy Source								
Interruptible Gas/Dual Fuel	100%		2048	* *	1			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%				
	Location: Sub-basen	ient Vault						
	Explanation: (1) 8,0	00 Gallon Tank						
Conversion Equipment								
Steam Boiler	100% 0-2	\$51,800	2033	* *	1	\$136,900		
	Damaged, Extent: Mo	derate, Area Affec	ted : 10	%				
	Location : Shell Of T	he Boiler						
	Other Observation, Ex	tent : Light, Area	Affected	: 100%				
	Location: Sub-basen	nent Boiler Room						
	Explanation : 2 Dual Water.	Fuel Steam Boile	rs. Only	1 Heat Exchanger	· To Con	vert Steam To Hot		
Distribution								
Hot Wtr Piping/Pump	100%		2044	* *	4	\$11,400		
Terminal Devices								
Air Handler	80%		2036	* *	1	\$76,000		
Convector/Radiator	20%		2045	* *	1	\$9,900		

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Mechanical		Current R	epair	Futur	e Replacement	Maintenance		
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment	1000/			• • • • •	* *		44.55.000	
Centrifugal, Elec Chille		is sugart E	Sutant Light Ang	2041		1	\$166,300	
	-	_	Extent : Light, Area on Units. Sub-base		1: 100%			
Distribution	Locuiton .	2x 270 10	m Omis. Sub-base	тен				
CW & CHW Wtr	100%			2054	* *	4	\$7,600	
Pipe/Pump	10070			200.		•	Ψ1,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	* *	1	\$95,000	
Heat Rejection								
Water Cooling Tower	100%			2029	\$607,800	2	\$154,600	
			xtent : Light, Area	Affected	: 100%			
	Location :							
T	Explanatio	on : 2 Unit	S					
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$85,700	
Exhaust Fans	10070			LII L			\$65,766	
Interior	75%			2036	* *	2	\$3,500	
Roof	25%			2033	* *	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2027	\$97,700	2	\$2,200	
Sanitary Piping	000/			LIEE	* *			
Cast Iron Cast Iron	90% 10%			LIFE LIFE	* *	1 1		
Cast Iron		d Life Ext	ent : Moderate, A			1		
		-	out The North Side					
Storm Drain Piping	20000000		un The Tronus State	0) 1110 1	5			
Cast Iron	20%			LIFE	* *	1		
2007 17011		d Life, Ext	ent : Moderate, A		ted : 25%	-		
	Location:	The North	n Side Risers					
Cast Iron	80%			LIFE	* *	1		
Sump Pump(s)				<u> </u>				
Non-Submersible	100%			2033	* *	4	\$4,900	
Backflow Preventer								
Generic	100%			2036	* *	1	\$9,400	
Fixtures								
Generic	100%							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2376

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, A	Area Affected :	100%			
	Location: (1) Ground To 5th Floo	or, (2) Sub-bas	ement To 5th Flo	or		
	Explanation: 3 Units					
ire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$77,500	
Sprinkler						
Generic	100%	2054	* *	1-2	\$43,000	
Fire Pump						
Generic	100%	2037	* *	1	\$28,700	
Chemical System						
Generic	100%	2027	\$29,100	1-3	\$3,700	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: 2nd Fl. Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN CAFE AND VISITOR CENTER

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 6,112 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Dec-2014 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 3272 Lot : 1 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,900	\$4,000	\$9,800	\$3,700
Interior Architecture			\$500	\$700
Electrical	\$100	\$100	\$100	\$200
Mechanical	\$200	\$500	\$700	\$500
Total	\$8,200	\$4,600	\$11,200	\$5,100
Importance Code A	\$8,100	\$4,400	\$10,000	\$4,100
Importance Code B	\$100	\$200	\$1,200	\$1,000
Importance Code C				
Total	\$8,200	\$4,600	\$11,200	\$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.

Asset #: 13921

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Fieldstone	22%		LIFE	* *	5	\$3,500	
Metal Panel	8%		2046	* *	3-10	\$11,500	
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,400	
Stucco Cement	8%		2039	* *	5	\$4,200	
Window Wall	25%		2052	* *	5	\$19,600	
Wood	7%		2043	* *	5	\$7,300	
	Other Observation,	_	Affected	: 100%			
		rn Side Of Building					
	Explanation: Woo	od Overhang On Soi	thern Fa	ıcade			
No Component	25%						
	Other Observation,	_	Affected	: 0%			
	Location : Main E						
	Explanation : No	Walls In Covered O	ıtdoor Pe	ortion Of Visitors	Center		
Roof							
Metal Panel	80% Now	\$3,900	2039	* *			
	Water Penetration,			cted : 15%			
	Location : At Exte	rior And Interior Sk	ylights				
Single Ply Membrane	10%		2031	* *	10	\$800	
Skylight, Plastic	10% Now	\$4,000	2039	* *	1		
	Water Penetration,	Extent : Light, Area	Affected	: 50%			
	Location : Interior	r And Exterior Skyli	ghts				
	Other Observation,	_	Affected	: 100%			
	Location : Main C	Covered Entrance					
	Explanation: Can	opy Skylights					
Interior							
Floors							
Carpet	2%		2025	\$2,400		\$300	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,000	
	Other Observation,	_	Affected	: 100%			
	Location : Inside I						
	Explanation : Med	chanical Spaces					
Panel/Paver: Bluestone	55%		LIFE	* *	5	\$3,800	
	Other Observation,	- C					
		Outdoor Entrance Co	nopy, Ca	ıfeteria Floor			
	Explanation : Plaz	za Floor					
Vinyl Tile	38%		2031	* *	3	\$1,300	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
Gypsum Board	50%		LIFE	* *	5	\$3,600	
Masonry: Fieldstone	5%		LIFE	* *			
Metal Panel	5%		LIFE	* *			
No Component	35%						
	Other Observation,	_	Affected	: 0%			
	Location : Main C						
	Explanation: This	s Is Outdoor Portion	Of Build	ling			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Architecture	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	2043	* *	5	\$1,400			
Exposed Concrete	10%	LIFE	* *	5	\$100			
	Other Observation, Extent : L	ight, Area Affected : 10	00%					
	Location : Main Outdoor En	ntrance						
	Explanation: Stucco Ceilin	g						
Exposed Struc: Wood	70%	LIFE	* *					
•	Other Observation, Extent : Light, Area Affected : 45%							
	Location : Main Entrance							
	Explanation: Includes Cove	ered Outdoor Area						
No Component	5%							
1	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Covered Outdoor	Portion						
	Explanation : Skylight - Cou	ınted As Roof Area						

Electrical	Current Repair		e Replacement	M		
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	3		
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2500 Amperes					
Transformers						
Dry Type	100%	2043	* *	3		
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation : 4160/480/240 Rated	l At 575 Kva				
Feeders						
Busway	100%	2043	* *	1		
Raceway						
Conduit	100%	2052	* *	1		
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2052	* *	5		
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 1500 Amperes					
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		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Electrical	Current Repair	Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	L	·	<u> </u>			
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 : Mode	erate, Area Affected : 1	00%			
	Location: Basement					
	Explanation : Water Main					
Lighting						
Interior Lighting	700/	2024	* *	10	#2 000	
Fluorescent	70%	2034		10	\$3,900	
	Other Observation, Extent: Light Location: Throughout	t, Area Ајјества : 100%				
	Explanation: T-8 Lamps					
T 1		2024	* *			
Incandescent	30%	2034	* *	2		
Egress Lighting	500/	2024	* *	1		
Emergency, Service	50%	2034	**	1		
Exit, Service	50%	2034		1		
Exterior Lighting HID	100%	2031	* *	10		
	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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	40%	2052 **	1	
Natural Gas	60%	2052 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13921

Mechanical	Current Repair	Future Replacemen	t I	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority		
Heating							
Conversion Equipment							
Furnace	60%	2031	* 1	\$1,800			
	Other Observation, Extent : Ligh	t, Area Affected : 100%					
	Location : Boiler Room						
	Explanation : Gas Fired Hot W						
Radiant Heater	40%	2031	* 2	\$1,100			
	Other Observation, Extent : Ligh	t, Area Affected : 100%					
	Location: Various Areas						
	Explanation: Electric Heaters	In Ducts Used To Supplement (Gas Furnac	ce			
Air Conditioning							
Energy Source							
Electricity	100%	2048 *	* 1				
Conversion Equipment							
Exterior Pkg Unit -	60%	2031 *	* 2	\$200			
Cooling							
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Outside						
	Explanation: 1 Unit						
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE *	* 2-5	\$3,400			
Exhaust Fans							
Roof	100%	2031 *	* 2	\$200			
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2046 *	* 1				
Water Heater			·				
Electric	100%	2024 \$5,10	00 4	\$100			
Sanitary Piping			·		· · · · · · · · · · · · · · · · · · ·		
Cast Iron	100%	LIFE *	* 1				
Backflow Preventer							
Generic	100%	2031 *	* 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: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN CONSERVATORY

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 57,811 Project Type : CULTURAL AFFAIRS

Date of Survey : 04-Dec-2014 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1

Block : 3272 Lot : 1 BIN : 2109455

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$9,416,100	\$1,885,700
Interior Architecture	\$92,600	\$84,500
Electrical		\$243,000
Mechanical	\$180,200	\$1,811,500
Total	\$9,688,900	\$4,024,700
Importance Code A	\$9,416,100	\$2,275,700
Importance Code B	\$272,800	\$1,749,000
Total	\$9,688,900	\$4,024,700

Importance Code C	\$2,000	φπ2,000	\$29,000	\$12,400
Importance Code B	\$44,000	\$42,800	\$29,600	\$12,400
Importance Code A	\$51,700	\$5,800	\$5,800	\$5,700
Total	\$97,700	\$48,700	\$35,400	\$18,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$10,500	\$39,100	\$11,500	\$9,500
Electrical	\$7,500	\$5,700	\$5,500	\$4,700
Interior Architecture	\$29,700		\$14,500	
Exterior Architecture	\$46,000			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

rchitecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
kterior				
Exterior Walls				
Cast Iron	10% Now \$84,000 Corrosion/Rusting, Extent : Moderate, A Location : Primary Entrance Vestibule			
Masonry: Brick	5% Now \$15,300 Diagonal Cracks, Extent: Moderate, Are Location: Restroom Wing Horizontal Cracks, Extent: Moderate, A Location: Restroom Wing		5 \$2,300	
Masonry: Limestone	25% 2-4 \$27,700 Cracking/Crumbling, Extent: Light, Are Location: Various Locations		5 \$8,500	
	Jnt Mortar Miss/Erod, Extent : Light, Ar Location : Throughout Staining/Discoloring, Extent : Light, Are Location : Throughout	a Affected : 25%		
Window Wall	55% Now \$117,300 Corrosion/Rusting, Extent: Light, Area Location: Interior Face Of Window W	alls	5 \$47,000	
	Other Observation, Extent: Moderate, A Location: Throughout Vertical Window Explanation: Framing Made Of Cast I	w Wall		
Wood	5% Now \$50,700 Deteriorated Finish, Extent: Moderate, Location: Secondary Entry Vestibules Dry Rot/Decay, Extent: Severe, Area Af, Location: Secondary Entry Vestibules	-	5 \$5,700	1
Windows				
Steel	10% Other Observation, Extent: Moderate, A Location: Upper Explanation: Cast Iron - Operable Po		5 \$61,000	
No Component	90%	J.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

			3561#.I					
Architecture	С	urrent Repa	air	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Est Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	50/ 3	т	Φ1 22 7 00	2026	* *			
Built-Up (BUR)	Location : (Water Penetr Location : (nt : Severe, Over Restroc ation, Exten Over Boiler ! J, Extent : M	t : Severe, Are Room oderate, Area	a Affecte	d : 5%			
Roll Roofing	8% 1 Water Penetr Location: 1	ation, Exten	\$3,000 t : Moderate, A tector	2022 Area Affe	\$59,600 cted : 20%	5	\$10,800	
Skylight, Metal/Glass	2%			2036	* *	10	\$10,800	
Skylight, Metal/Glass Sloped Glazing nterior	85% A Condensation Location: C Corrosion/Ru Location: I Glazing Clou Location: A Gut/DS Non A Location: C Caulking Det Location: I Other Observ Location: C	a Present, Ex Green Milde esting, Extent ded, Extent Throughout Func/Miss, I Corroded Gu eriorated, E Lower Portice eation, Extent Conservator	w Visible At G it: Moderate, A Fron Face Of Severe, Area Extent: Moder atters In Vario extent: Moderate on Of Slope at: Moderate, A y Roof	LIFE Ite, Area A Itazing Jo Area Affe Framing Affected Tate, Area ate, Area Area Affe	** Affected: 25% ints - Throughout cted: 25% : 25% Affected: 25% ons Affected: 25%	5	\$1,838,700	
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	\$84,500	
Ceramic Tile	5%	2-4	\$27,800	2022	\$92,600	5	\$2,100	
	Worn/Eroded Location : I		oderate, Area	Affected	: 50%			
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					رقد رائق			
Cast in Place Concrete	5%	2.4	ΦΦ 000	LIFE	* *	-		
Ceramic Tile			\$2,000 oderate, Area Throughout	2041 Affected		5		
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%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
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 Replacemen	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co	Ost Cycle (Yrs)	e Estimated Cost	Priority
Over 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2040	** 3	\$200	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Rear Yard				
	Explanation : 4160/208v/108v				
Transformers					
Dry Type	100%	2039	** 3	\$300	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Rear Yard				
	Explanation: One 750 Kva				
Feeders					
Cable	100%	2042	** 1		
Raceway					
Conduit	100%	2046	** 1		
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2030	* * 5	\$200	
	Other Observation, Extent : Moderate,	Area Affected: 100%			
	Location: Electrical Room				
	Explanation: One 1200 Amperes Ser	vice			
Switchgear / Switchboard				*	
Molded Case Bkrs	100%	2046	* * 5	\$1,500	
Raceway					
Conduit	50%	2030	* * 1		
Conduit	50%	2046	* * 1		
Panelboards					
Molded Case Bkrs	50%	2034	** 5	\$800	
Molded Case Bkrs	50%	2042	* * 5	\$800	
Wiring					
Thermoplastic	50%	2040	* * 1		
Thermoplastic	50%	2036	** 1		
Motor Controllers					
Locally Mounted	60%	2039	* * 5	\$200	
Motor Control Center	40%	2039	** 5	\$600	

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground		•				
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
	Other Observation, Extent: Moderat	te, Area Affec	ted : 100%			
	Location : Boiler Room					
	Explanation : Water Main					
Stand-by Power						
Transfer Switches	1000/	2020			Ø17 000	
Automatic	100%	2039	* *	1	\$17,800	
Generators	1000/	2025	* *		#22 100	
Diesel	100%	2035		1	\$22,400	
	Other Observation, Extent : Moderat Location : Outside	е, Агеа Ајјес	tea : 100%			
	Explanation : One 156 Kva Caterpa	illan Canaat				
Batteries	Explanation : One 130 Kva Caterpa	ıllar Gensel				
Lead/Acid	100%	2020	\$1,700	5	\$2,100	
Fuel Storage	10070	2020	\$1,700		\$2,100	
Day Tank	100%	2034	* *	5	\$10,700	
Day Tank	Other Observation, Extent: Moderat		ted : 100%	3	Ψ10,700	
	Location : Basement	c, 11. cu 11,5 cc				
	Explanation: 250 Gal. Tank					
Lighting						
Interior Lighting						
Fluorescent	50%	2036	* *	10	\$26,500	
	Other Observation, Extent : Light, A	rea 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	\$17,800	10	\$1,200	
Exterior Lighting						
HID	100%	2026	\$243,000	10	\$200	
Alarm		_				
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2034	* *	1-3	\$7,100	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2036	* *	1		
Fuel							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1577

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Steam Boiler	100%	2024	\$390,000	1	\$57,300	
	Other Observation, Extent : Light, Ar	rea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 2 Units					
Distribution	4000/	• • • •	44 040 000			
Central Plant Steam Piping/Pmp	100%	2026	\$1,020,000	4	\$2,900	
1 5 1	On Extended Life, Extent : Severe, Ar	rea Affected	: 100%			
	Location: Throughout					
Terminal Devices						
Air Handler	15%	2021	\$127,100	1	\$5,400	
Convector/Radiator	85%	2024	\$274,200	1	\$15,900	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	5%	2021	\$24,400	2	\$200	
Cooling						
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, Ar	rea Affected	: 10%			
	Location: In Basement					
	Explanation: 1 New Unit					
Roof	5%	2021	\$5,000	2	\$100	
No Component	85%					
Plumbing						
H/C Water Piping	1000/	2026				
Brass/Copper	100%	2036	* *	1		
Water Heater	1000/		*=-	_		
Electric	100%	2021	\$53,100	4	\$500	
Sanitary Piping	1000/			_		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	·		_		
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2026	\$15,300	1	\$3,500	
Fixtures						
Generic	100%					
Vertical Transport						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN CONSERVATORY

Asset #: 1577

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated C Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Obser	vation, Extent : Light, A	Area Affected	: 100%			
	Location:	Service - Basement To	1st Floor				
	Explanatio	n : One Unit					
Fire Suppression							
Sprinkler							
No Component	85%						
Generic	15%		2026	\$88,500	1-2	\$2,400	
Fire Pump							
Generic	100%	0-2 \$1,90	00 2029	\$38,800	1	\$9,700	
	Corroded, E.	xtent : Moderate, Area	Affected: 10	%		•	
	Location:	Boost Pump					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - FY 2019 Print Date: 19-Sep-2018

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 Landmark Status : NONE : 04-Dec-2014

Areas Surveyed : Basement, Roof, Floors 1,2

Block BIN : 3272 Lot : 1

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,408,200	\$283,200
Interior Architecture	\$278,600	\$191,600
Electrical	\$115,900	\$180,500
Mechanical	\$386,400	\$695,100
Total	\$2,189,100	\$1,350,400
Importance Code A	\$1,408,200	\$772,500
Importance Code B	\$780,900	\$536,400
Importance Code C		\$41,500
Total	\$2,189,100	\$1,350,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,300	\$10,600		
Interior Architecture	\$2,200		\$3,200	\$3,200
Electrical	\$13,600	\$14,100	\$500	\$500
Mechanical	\$33,600	\$28,900	\$6,200	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,500	\$57,600	\$14,000	\$8,900
Importance Code A	\$6,900	\$10,700	\$2,700	
Importance Code B	\$50,600	\$46,900	\$11,300	\$8,900
Importance Code C				
Total	\$57,500	\$57,600	\$14,000	\$8,900



Note:All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

rchitecture	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	600/ 31 0010 000		_	417.2 00	
Masonry: Brick	60% Now \$213,200 Horizontal Cracks, Extent: Moderate, Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Location: Throughout Loose Units, Extent: Severe, Area Afford Location: Penthouse Misaligned/Bulging, Extent: Severe, A	Area Affected : 10% ate, Area Affected : 30% ected : 10%	5	\$17,300	1
	Location: Throughout				
	Rusting Masonry Supt, Extent : Moder Location : Lintels And Spandrels Water Penetration, Extent : Severe, Ar				
	Location : Penthouse				
Masonry: Granite	10%	LIFE **	5	\$2,200	
Stucco Cement	10% Now \$4,300 Cracking/Crumbling, Extent : Modera Location : Overhang	2031 ** te, Area Affected : 10%	5	\$3,600	
Window Wall	20% Now \$56,600 Air Infiltration, Extent : Moderate, Are Location : Throughout		5	\$10,800	
	Corrosion/Rusting, Extent : Moderate, Location : Throughout				
	Caulking Deteriorated, Extent : Severe Location : Throughout	-			
	Water Penetration, Extent : Severe, Ar Location : Various Labs And Offices				
Windows Aluminum	95% Now \$817,100 Unit Inoperable, Extent : Severe, Area Location : First Floor Labs, Various Water Penetration, Extent : Severe, Ar	Others	5	\$9,600	
	Location: Throughout				
Metal Louvers	5%	2029 \$30,600	10	\$6,300	
Parapets	150/	2021	7.10	015 500	
Metal Rail	15%	2031 **	5-10	\$17,500	
No Component Roof	85%				
Single Ply Membrane	100% 2-4 \$321,200 Blisters, Extent: Moderate, Area Affect Location: Throughout Ponding, Extent: Moderate, Area Affe				
erior	Location: Throughout				

 $All\ component\ repairs\ \$\ estimates\ are\ in\ current\ dollars\ and\ are\ not\ escalated\ for\ potential\ future\ inflation.$ Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$18,900	
Ceramic Tile	15%			2022	\$128,300	5	\$6,500	
Terrazzo	5%			LIFE	* *	5	\$1,700	
Vinyl Tile	40%			2026	\$150,100	3	\$8,600	
Vinyl Tile	10%	Now	\$37,500	2036	* *	3	\$1,600	
		d/Bulging, : Corridor	Extent : Moderate, s	Area Afj	fected : 100%			
Vinyl Tile 9" X 9"	10%	Now	\$48,600	2036	* *	3	\$1,600	
	Location Broken/Mi	: Basemen	ents, Extent : Seve					
Interior Walls								
Ceramic Tile	5%			2029	\$41,500	5	\$1,500	
Concrete Masonry Unit	35%			LIFE	* *	5	\$4,100	
Gypsum Board	15%			LIFE	* *	5	\$2,700	
Plaster	45%			LIFE	* *	5	\$4,000	
			xtent : Severe, Are eads, Various Lab		d : 20% ussrooms, At Windo	ow Open	ings	
Ceilings								
AcousTileSusp.Lay-In		Now	\$64,200	2031	* *	5	\$19,500	
	_	d/Bulging, : Labs And	Extent : Severe, Ar d Hallways	ea Affect	ed : 25%			

Electrical	(Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2026	\$4,900	5	\$100	
	Other Obser	vation, Extent : Moder <mark>c</mark>	ate, Area Affe	ected : 100%			
	Location:	Electrical Room					
	Explanatio	n : One 600 Amperes S	ervice				
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 \$3,80	00 2051	* *	5		
	Obsolete Equ	uipment, Extent : Mode	rate, Area A <u>f</u>	fected : 100%			
	Location:	Electrical Room					
Molded Case Bkrs	90%		2034	* *	5	\$500	
Molded Case Bkrs	5%		2042	* *	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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	\$47,500	2051	* *	1		
		Aged, Exte	nt : Moderate, Are out	a Affecte	ed : 100%			
Thermoplastic	20%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Motor Controllers								
Locally Mounted	70%			2024	\$32,400	5	\$100	
Locally Mounted	20%	2-4	\$9,300	2046	* *	5		
Ž		-	tent : Moderate, A	rea Affec	ted : 100%			
Motor Control Center	10%	: Through	оит	2031	* *	5	\$100	
Ground	1070			2031			Ψ100	
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$65,000	10	\$26,500	
	Other Obs		xtent : Light, Area out				+,	
	Explana	tion : Using	T-8 Lamps					
Egress Lighting								
Exit, Service	50%			2026	\$4,000	1		
Exit, Battery	50%			2026	\$13,600	10	\$1,000	
Exterior Lighting								
HID	100%			2026	\$83,100	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$13,300	1	\$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2021	\$68,400	1-3	\$4,000	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	100%	2036 **	1	
•	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Throughout			
	Explanation : Temporary Electric Hea	t, Building Is Mostly Aband	doned	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

Mechanical	Current Repair	Future Replacemen	t N	/laintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Radiant Heater	100% Other Observation, Extent : Lig Location : Throughout Explanation : 25 Units	2026 \$489,3 ght, Area Affected : 100%	00 2	\$13,400	
Distribution Central Plant Steam Piping/Pmp	100% Now \$14	10,200 2036	** 4	\$1,400	
1 5 1	Leak Evident, Extent: Severe, Location: Throughout Piping Not in Service, Extent: Modera Location: Various Areas	g. Low Pressure Steam From Mi	iseum Boile	rs	
Terminal Devices Air Handler	25% Now \$9 Obsolete Equipment, Extent : S Location : 1 Unit Remains In	evere, Area Affected : 25%	·* 1	\$4,000	
Convector/Radiator	75% Not in Service, Extent : Severe, Location : Various Areas, Du	Area Affected: 75%	'* 1	\$7,000	
Air Conditioning Energy Source Electricity	100%	2034	·* 1		
Conversion Equipment Window/Wall Unit No Component	50% 50%	2020 \$28,8	00 1		
Ventilation Distribution Ductwork/Diffusers		70,700 LH L	** 2-5	\$16,100	
	Needs Cleaning, Extent: Mode Location: Throughout, This I	rate, Area Affected : 100% Equipment Has Not Been Used F	or Many Ye	ears	
Exhaust Fans Interior	100% Now \$9 Obsolete Equipment, Extent : S Location : Penthouse	78,200 2030	** 2	\$700	
Plumbing H/C Water Piping					
Brass/Copper Water Heater	100%	2026 \$205,8	00 1		
Electric	100%	2021 \$24,3	00 4	\$300	
HW Heat Exchanger High Temp	100% Not in Service, Extent : Light, A Location : Basement	2030	* 4	\$4,300	
Sanitary Piping Cast Iron	100%	LIFE ,	·* 1		
Storm Drain Piping Cast Iron	100%		** 1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HARDING LABORATORY

Asset #: 2372

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2021	\$3,100	4	\$700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	: Light, Area Affected	: 100%			
	Location: B, 1, 2					
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 5,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Dec-2014 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 3272 Lot : 1 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$100
Interior Architecture	\$100			\$600
Electrical	\$700	\$3,000	\$1,000	\$800
Mechanical	\$600	\$500	\$600	\$500
Total	\$1,400	\$3,500	\$1,500	\$1,900
Importance Code A	\$300	\$300	\$300	\$300
Importance Code B	\$1,100	\$3,200	\$1,200	\$1,600
Importance Code C	\$100			
Total	\$1,400	\$3,500	\$1,500	\$1,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Asset #: 2374

rchitecture	Current Repair	Future Repla	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	100%	LIFE	* *	5	\$12,900	
	Spalling, Extent : Light, Area Location : Throughout	Affected: 15%				
Windows						
Aluminum	100%	2048	* *	5	\$100	
Roof						
Asphalt Shingle	100%	2039	* *	10	\$2,600	
	Recent Replace Evident, Exter	nt : Light, Area Affected : 1	100%			
	Location : Throughout					
terior						
Floors				_		
Cast in Place Concrete	90%	LIFE	* *	5	\$15,300	
	Horizontal Cracks, Extent : La Location : Throughout	ight, Area Affected : 15%				
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 Location: Basement	: Moderate, Area Affected	: 10%			
	Water Penetration, Extent: M	Inderate Area Affected : 1	0%			
	Location: Basement	oueraic, meangeeica . T	070			
M E' 11.		LIEE	* *			
Masonry: Fieldstone	25% Other Observation, Extent: M.	LIFE				
	Location: Tank Room	юиетане, Агеа Ајјеснеа : 1	U70			
		. E: 1				
	Explanation: Recent Repair injection Grout	Evident				
Ceilings	ngection Grout					
Exposed Struc: Steel	50%	LIFE	* *			
Gypsum Board	50%	LIFE	* *	5	\$200	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				

Transformers

Liquid Filled 100% 2043 ** 3

Other Observation, Extent: Moderate, Area Affected: 100%

Location : Outside

Explanation: One 4160 Pri - 480/277 Sec

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 NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Asset #: 2374

Electrical	Current Repair	Future	Replacement	M	Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	50%	2052	* *	5	\$100				
	Other Observation, Extent : Moderate	e, Area Affect	ted : 100%						
	Location: Electrical Room		G	0.0					
	Explanation: One 1200 Amperes M								
Molded Case Bkrs	50%	2052	**	5	\$100				
	Other Observation, Extent : Moderate	e, Area Affect	ted : 100%						
	Location: Electrical Room			00 7 5111					
g : 1 /g : 11	Explanation: One 800 Amperes Ma	in Disconnec	et Switch For Snu	ıff Mill					
Switchgear / Switchboard	1000/	2052	* *	-	#100				
Molded Case Bkrs	100%	2052	* *	5	\$100				
Raceway	1000/	2052	* *	1					
Conduit	100%	2052	* * *	1					
Panelboards	50/	2040	* *	-					
Fused Disc Sw	5%	2048	* *	5	¢100				
Molded Case Bkrs	95%	2048		5	\$100				
Wiring	1000/	2052	* *	1					
Thermoplastic	100%	2052		1					
Motor Controllers	1000/	20.42	* *	_					
Locally Mounted	100%	2043		5					
Ground									
Grounding Devices Generic	100%	LIFE	* *	5	\$100				
Generic	Other Observation, Extent : Moderate		tad : 100%	3	\$100				
	Location: Basement	., mea mjeci	ieu . 10070						
	Explanation : Water Main								
Stand-by Power	Explanation: Water Main								
Transfer Switches									
Automatic	100%	2043	* *	1	\$1,700				
Generators					4-,,,,				
Diesel	100%	2039	* *	1	\$2,100				
	Other Observation, Extent : Moderate		ted : 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	e, Area Affect	ted : 100%						
	Location: Basement								
	Explanation: 250 Gallons								
Lighting			·						

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN HORTICULTURE / FACILITIES BLDG

Asset #: 2374

Electrical	Current Re	pair Futur	e Replacement	M				
System Component Type	% of Fail Date F Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	80%	2034	* *	10	\$3,800			
	Other Observation, Ext	ent : Light, Area Affected	: 100%					
	Location: Throughou	t The Building						
	Explanation: T-8 Lan	nps						
Fluorescent	20%	2034	* *	10	\$1,000			
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughou	t The Building						
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 Rep	oair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated 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	
	Other Observation, Exte	ent : Light, Area Affected	d : 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2048	* *	4	\$400	
Terminal Devices						
Convector/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%					

Maintenance \$ are aggregated over a ten-year period. Site specific 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

lechanical		Current Repair		re Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date Estima (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$300	
No Component	90%						
Exhaust Fans							
Roof	10%		2034	* *	2		
No Component	90%						
umbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
Water Heater							
Gas Fired	100%		2025	\$3,000	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2034	* *	4	\$100	
Backflow Preventer							
Generic	100%		2034	* *	1	\$300	
	Other Obs	ervation, Extent : L	ight, Area Affected	d: 100%			
	Location	: Outside Of Build	ing				
	Explana	tion : Outside Hot I	Box				
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 **DEPARTMENT OF CULTURAL AFFAIRS - FY 2019**

Asset Name : NEW YORK BOTANICAL GARDEN LIBRARY BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 93,700 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Dec-2014 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,5,6

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$218,800
Interior Architecture	\$159,800	\$281,000
Electrical		\$121,900
Mechanical	\$172,200	\$537,700
Total	\$332,100	\$1,159,400
Importance Code A		\$599,900
Importance Code B	\$332,100	\$559,400
Total	\$332,100	\$1,159,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,500	\$52,900		
Interior Architecture	\$19,600		\$2,600	\$2,600
Electrical	\$1,700	\$2,800	\$1,600	\$1,100
Mechanical	\$15,500	\$38,700	\$17,300	\$14,000
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$57,200	\$100,300	\$27,500	\$23,600
Importance Code A	\$20,800	\$59,500	\$6,300	\$6,300
Importance Code B	\$19,500	\$40,800	\$21,200	\$17,300
Importance Code C	\$17,000			
Total	\$57,200	\$100,300	\$27,500	\$23,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast 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	\$51,700		
Masonry: Brick	30%			LIFE	* *	5	\$4,600		
	_	_	Extent : Light, Are		ed : 5%				
	Location	: Exterior	Face In Various A	reas					
Roof									
Copper/Terne	25%			2054	* *	10	\$28,400		
Copper/Terne	10%	3.7	411 100	2041	* *	10	\$11,300		
IRMA/Protected Membrane	55%	Now	\$11,100	2031	* *				
		/Displaced : Various	, Extent : Light, Ar Areas	ea Affeci	ted : 10%				
Modified Bitumen	5%	Now	\$3,400	2031	* *				
Wodified Bitainen	Blisters, Extent : Light, Area Affected : 10% Location : South Side Roof								
	Drains Cl		ent : Moderate, Are	a Affecte	ed : 5%				
Skylight, Metal/Glass	5%			2046	* *	10	\$7,600		
Interior									
Floors	5 0 /			2025	055.100		#7 000		
Carpet	5%			2025	\$75,100 * *	3	\$7,900		
Cast in Place Concrete	15%			LIFE	* *	5	\$34,700		
Ceramic Tile	5%			2035	* *	5	\$5,300		
Glass Block	1%			2054	* *	1	¢44.600		
Terrazzo	54%	l Cua olsa E	utant i Liaht Anaa	LIFE		5	\$44,600		
		: Various	xtent : Light, Area	Ајјестеа	: 5%				
			: Severe, Area Affo	natad · I	00%				
		iea, Extent : Sixth Flo		сией. Т	0/0				
77' 1 TO'1				2026	#200 100	2	Φ 7 000		
Vinyl Tile	20% Now \$60,000 2026 \$200,100 3 \$7,900 Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location	: First Flo	or						
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : First Floor								
			: Severe, Area Affa	ected : 2	0%				
			or, Various Other						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
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							
	Explana	tion : Inside	e Dome						
Metal Panel	2%			LIFE	* *				
		ervation, E. e: North Sid	xtent : Light, Area le	Affected	: 100%				
	Explana	tion : Annex	x Area						
Plaster	Cracking/	_	\$17,000 Extent : Moderate Areas Throughout	LIFE , Area Aj	* * ffected : 10%	5	\$5,700		
			Extent : Moderate Areas Throughout	, Area Aj	ffected : 10%				
Ceilings									
AcousTileSusp.Lay-In	10%			2039	* *	5	\$10,600		
AcousTileSusp.Lay-In	20%		\$38,100	2031	* *	5	\$10,600		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : 1970s Wing								
		ded, Extent 1: 1970s Wi	: Moderate, Area . ing	Affected .	: 10%				
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$13,200		
Plaster	15%			LIFE	* *	5	\$9,900		
Plaster	40%	Now	\$61,800	LIFE	* *	5	\$26,400		
	_	Crumbling, : Basemen	Extent : Severe, A		eted : 10%				

Electrical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	3	\$300	
	Other Observation, Extent: Light, Are	a Affected : 10	0%			
	Location : Electrical Room					
	Explanation: 4160-208/120v Service	?				
Transformers						
Dry Type	100%	2039	* *	3	\$500	
, ,,	Other Observation, Extent: Light, Area	a Affected : 10	0%			
	Location : Electrical Room					
	Explanation: One 750 Kilo-volt-amp	pere				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	Current Repair	Future R	eplacement	М	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Over 600 Volts									
Feeders									
Cable	100%	2042	* *	1					
Raceway									
Conduit	100%	2046	* *	1					
Under 600 Volts									
Service Equipment	5 00 /	• • • •	de de	_					
Fused Disc Sw	50%	2036	**	5	\$200				
	Other Observation, Extent: Light,	Area Affected : 10	90%						
	Location: Electrical Room	a .							
	Explanation: One 2000 Ampere S								
Fused Disc Sw	50%	2046	* *	5	\$200				
	Other Observation, Extent: Light,	Area Affected : 10	00%						
	Location: Electrical Room								
	Explanation: One 2500 Ampere S	Service							
Transformers									
Dry Type	100%	2039	* *	5	\$300				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room								
	Explanation : One 500 Kilo-volt-	ampere And One	225 Kilo-volt-a	ımpere					
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	\$20,800	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	\$36,300	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: Light,	Area Affected : 10	00%						
	Location: Throughout								
	Explanation: T-8 Lamps								
Egress Lighting									
Exit, LED	100%	2061	* *	1					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2036	* *	1		
Interruptible Gas/Dual Fuel	90%			2036	* *	1		
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : Using #4	Oil					
Conversion Equipment								
Heat Exchanger, Plate & Frame	20%			2029	\$21,200	1	\$7,000	
Steam Boiler	80%			2024	\$381,200	1	\$56,000	
	Other Obs	ervation, Exte	nt : Light, Area	Affected	: 80%			
	Location	: Sub-baseme	nt Boiler Room					
	Explanat	ion : 3 Units,	One Of Them U	sed As S	ummer Boiler			
Distribution	-	-		-	-			
Hot Wtr Piping/Pump	100%			2051	* *	4	\$3,500	
	Recent Ins	tallation, Exte	nt : Light, Area	Affected	! : 100%			
	Location	: Throughout						
Terminal Devices					-			
Air Handler	65%			2031	* *	1	\$28,400	
Convector/Radiator	35%			2031	* *	1	\$8,000	
Air Conditioning							•	
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit -	10%			2027	\$156,600	2	\$400	
Heating/Cooling					/			
Window/Wall Unit	70%			2020	\$107,400	1		
No Component	20%							
Ventilation								
Distribution								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2369

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated 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%	2020	\$64,900	4	\$600	
HW Heat Exchanger						
Steam Fired	100%	2036	* *	4	\$10,500	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2021	\$14,900	4	\$3,000	
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: 1st To 6th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$35,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,att

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$478,900	
Interior Architecture	\$72,900	
Electrical		\$36,600
Mechanical		\$107,400
Total	\$551,800	\$144,000
Importance Code A	\$478,900	\$58,800
Importance Code B	\$35,000	\$85,200
Importance Code C	\$37,900	
Total	\$551,800	\$144,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$57,000	\$2,900		
Interior Architecture	\$1,300	\$8,100		
Electrical	\$9,300	\$8,000		
Mechanical	\$45,200	\$2,700	\$1,300	\$1,200
Total	\$112,900	\$21,700	\$1,300	\$1,300
Importance Code A	\$58,000	\$3,800	\$900	\$900
Importance Code B	\$55,000	\$17,900	\$300	\$300
Importance Code C				
Total	\$112,900	\$21,700	\$1,300	\$1,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair	Future Replacement	IV	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Masonry: Brick	15% Now \$21,100 Broken/Missing Elements, Extent: Mod Location: Around Windows Jnt Mortar Miss/Erod, Extent: Moderat Location: Around Windows Worn/Eroded, Extent: Severe, Area Aff.	terate, Area Affected : 20	* 5	\$2,300	
	Location: Around Window And Door				
Masonry: Fieldstone	55% Now \$295,900 Open Joints, Extent: Moderate, Area A. Location: Throughout	LIFE *	* 5	\$6,300	1
	Vegetation Growth, Extent : Severe, Are Location : Northwest And Southeast C Vertical Cracks, Extent : Severe, Area A	Forners, All Facades			
	Location: Various Areas - Especially				
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 10%			
Stucco Cement	15% Spalling, Extent : Moderate, Area Affect Location : West Facade	2031	* 5	\$5,700	
	Other Observation, Extent : Severe, Are Location : West Facade Explanation : Vegetation	a Affected : 25%			
Wood	10% Now \$81,600 Broken/Missing Elements, Extent : Mod Location : East Fascia, West Dormer	2040	* 5	\$3,800	1
	Deteriorated Finish, Extent : Severe, Ar Location : East Fascia, West Dormer	rea Affected : 100%			
	Dry Rot/Decay, Extent : Severe, Area A Location : East Fascia, West Dormer	ffected : 35%			
Wood Overhead Doors	5% Now \$24,600 Deteriorated Finish, Extent : Severe, Ar Location : Wood Doors On North Side	rea Affected : 100%	* 5	\$1,900	
	Dry Rot/Decay, Extent : Severe, Area A Location : North Side	ffected : 25%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows					
Steel	70% Now \$49,000	2051 **	5	\$5,700	1
	Bent/Warped Elements, Extent : Severe Location : Throughout	, Area Affected : 100%			
	Broken/Missing Elements, Extent: Mod	lerate Area Affected : 50%			
	Location: Throughout	teraie, mea myeciea . 5070			
	Corrosion/Rusting, Extent: Severe, Are	ea Affected : 50%			
	Location : Throughout	33			
	Thermally Inefficient, Extent : Severe, A	Area Affected : 100%			
	Location: Throughout				
Wood	30% Now \$11,300	2051 **	5	\$2,000	1
	Condensation Present, Extent : Modera	te, Area Affected : 10%			
	Location: Various Areas				
	Deteriorated Finish, Extent: Severe, A	rea Affected : 60%			
	Location: Throughout	CC 1 200/			
	Dry Rot/Decay, Extent : Severe, Area A Location : Various Areas	ffected: 20%			
Roof	Location : various Areas				
Slate	100% Now \$52,300	LIFE **			
Siace	Cracking/Crumbling, Extent: Moderate				
	Location : Throughout	, 33			
	Gut/DS Non Func/Miss, Extent : Severe	e, Area Affected : 30%			
	Location: South, North Facades				
	Loose Units, Extent : Moderate, Area A	ffected : 10%			
	Location : Throughout				
Interior					
Floors	150/	TIEE **	-	\$5.200	
Cast in Place Concrete	15% Cracking/Crumbling, Extent: Moderate	LIFE	5	\$5,300	
	Location: Storage Area / Workshop	e, Area Ajjeciea . 2070			
Slate	10%	LIFE **	5	\$1,700	
Vinyl Tile	25%	2021 \$35,000	3	\$1,700	
v myr rne	Cracking/Crumbling, Extent: Moderate	·	3	\$1,500	
	Location : Throughout	-,			
	Uneven Substrate, Extent : Moderate, A	rea Affected : 25%			
	Location: Throughout				
Wood	50%	2041 **	5	\$15,100	
	Other Observation, Extent : Moderate,			,	
	Location : Attic Space				
	Explanation: Unfinished Planks				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Ceramic Tile	3%			2029	\$9,300	5	\$300	
Gypsum Board	27%			LIFE	* *	5	\$1,800	
Masonry: Brick	10%			LIFE	* *			
Masonry: Fieldstone	20%	Now	\$37,900	LIFE	* *			
		ervation, E. : Northwes	xtent : Severe, Are st Corner	a Affecte	ed : 10%			
	Explanat	ion : Major	r Crack Through W	Vall In N	orth Side Second F	Floor Apa	ırtment	
Plaster	20%			LIFE	* *	5	\$700	
	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 10%			
	Location	: Various						
	Staining/D	iscoloring,	Extent: Severe, A	rea Affec	cted : 25%			
	Location	: Shop						
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Shop And	l Various Others					
Plywood/Hardboard	20%			LIFE	* *			
,	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Offices						
	Explanat	ion : Wood	! Paneling					
Ceilings	-		-					
AcousTileSusp.Lay-In	20%	Now	\$1,300	2031	* *	5	\$1,600	
1 ,	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Offices						
Exposed Struc: Wood	50%			LIFE	* *			
Gypsum Board	30%			LIFE	* *	5	\$6,100	

lectrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail	Date Estimated Cost ears)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2036	* *	5	\$300	
	On Extended Li	ife, Extent : Moderate, Ar	ea Affec	ted : 100%			
	Location : Off	fice Room					
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Molded Case Bkrs	100%		2034	* *	5	\$300	
Wiring							
Braided Cloth	50% 2-	4 \$9,300	2051	* *	1		
	Insulation Aged Location : Th	l, Extent : Moderate, Ared roughout	a Affecte	ed : 100%			
Thermoplastic	50%		2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2227

Electrical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	90%	2031	* *	10	\$7,800	
	Other Observation, Extent: Light,	Area Affected : 1	100%			
	Location : Throughout The Buildi	ing				
	Explanation: T-8 Lamps					
Incandescent	10%	2031	* *	2		
Egress Lighting						
Emergency, Battery	50%	2026	\$6,500	10	\$1,100	
Exit, Service	50%	2026	\$1,600	1		
Exterior Lighting						
HID	100%	2026	\$36,600	10		

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2026	\$17,700	5	\$2,900	
Conversion Equipment								
Steam Boiler	100%			2024	\$58,800	1	\$9,400	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$30,700	2036	* *	4	\$500	
1 0 1	Broken, Ex	tent : Seve	re, Area Affected :	30%				
	Location	: Condens	ate Return Pipes, U	Inder Gr	ound			
Terminal Devices								
Convector/Radiator	100%			2024	\$48,600	1	\$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2020	\$13,200	1		
No Component	30%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2026	\$300	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Electric	100%			2026	\$8,000	4	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN OPERATIONS BUILDING

Asset #: 2227

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Sanitary Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN PRATT BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 41,168 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,6

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$612,900	\$50,800
Interior Architecture	\$77,100	\$148,700
Electrical		\$245,700
Mechanical	\$441,300	\$42,200
Total	\$1,131,300	\$487,400
Importance Code A	\$612,900	\$50,800
Importance Code B	\$518,400	\$436,600
Total	\$1,131,300	\$487,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,900			
Interior Architecture	\$11,100	\$10,300	\$92,700	\$2,100
Electrical	\$600	\$500	\$600	\$600
Mechanical	\$4,400	\$7,500	\$6,800	\$7,500
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$45,000	\$24,200	\$106,100	\$16,200
Total Importance Code A	\$45,000 \$23,600	\$24,200 \$700	\$106,100 \$700	\$16,200 \$700
	,	,	,	ŕ
Importance Code A	\$23,600	\$700	\$700	\$700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

chitecture	Current Repair	Future Replacemen	t N	laintenance	
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls Masonry: Brick	100% Now \$469,600 Cracking/Crumbling, Extent: Severe, A Location: Throughout Facade, Penthe Diagonal Cracks, Extent: Severe, Area Location: Stair Walls Bulkhead / Mec Horizontal Cracks, Extent: Severe, Area Location: Stair Walls Bulkhead / Mec Rusting Masonry Supt, Extent: Severe, Location: Throughout Window Openi	rea Affected : 10% ouse Affected : 10% hanical Penthouse a Affected : 5% hanical Penthouse Arrea Affected : 25%	** 5	\$50,800	1
	Caulking Deteriorated, Extent: Modera Location: At Expansion Joints Spalling, Extent: Moderate, Area Affect Location: Throughout				
Windows					
Aluminum	95% 2-4 \$143,400 Air Infiltration, Extent: Moderate, Area Location: Throughout Water Penetration, Extent: Moderate, A Location: Window Headers	Affected: 100%	** 5	\$1,700	
Metal Louvers	5%	2035 *	* * 10	\$1,100	
Parapets Masonry: Brick	95% Now \$15,600 Horizontal Cracks, Extent : Moderate, A Location : Interior Face Jnt Mortar Miss/Erod, Extent : Moderat Location : Interior Face	Area Affected : 15%	** 5	\$1,300	
Pre-Cast Concrete	5% Now \$800	LIFE *	* * 5	\$400	
	Caulking Deteriorated, Extent: Modera Location: Coping		-	Ţ.3 0	
Roof					
IRMA/Protected Membrane	100% Now \$6,600	2031 *	*		
memorane	Debris on Roof, Extent : Moderate, Area Location : South Side Insul Miss/Displaced, Extent : Moderate Location : Various Areas				
	Vegetation Growth, Extent : Severe, Are Location : Around Penthouse	ea Affected : 5%			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2022	\$89,300	3	\$10,300	
Ceramic Tile	5%			2035	* *	5	\$1,700	
Terrazzo	5%	Now	\$8,100	LIFE	* *	5	\$1,300	
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 100%			
	Location	: Room Xg	χXm					
Vinyl Tile	50%			2026	\$148,700	3	\$8,600	
Vinyl Tile 9" X 9"	20%			2021	\$77,100	3	\$2,600	
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	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Molded Case Bkrs	70%		2034	* *	5	\$800	
Molded Case Bkrs	30%		2042	* *	5	\$300	
Wiring							
Thermoplastic	100%		2046	* *	1		
Motor Controllers							
Locally Mounted	50%		2031	* *	5	\$100	
Motor Control Center	50%		2039	* *	5	\$600	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	100%		2034	* *	10	\$21,000	
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Throughout					
	Explanat	tion: Using T-5 And T-8 Lam	ps				
Egress Lighting							
Exit, LED	100%		2061	* *	1		
Exterior Lighting							
HID	100%		2026	\$158,700	10	\$100	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	80%			
Generic, Analog	20%	2026 \$87,000	1-3 \$5,200	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment Heat Exchanger, Plate & Frame	60%	2029	\$18,900	1	\$6,800	
	Other Observation, Extent: Light, Area	a Affected	! : 60%			
	Location : Penthouse					
	Explanation: 1 Unit					
No Component	40%					
	Other Observation, Extent: Light, Area Location: Throughout	a Affected	!: 0%			
	Explanation : Gets Heat From Scienc	e Buildin	g			
Distribution						
Hot Wtr Piping/Pump	60%	2034	* *	4	\$700	
Central Plant Steam Piping/Pmp	40%	2036	* *	4	\$700	
1 5 1	Other Observation, Extent : Severe, Are	ea Affecte	ed : 100%			
	Location : 1st Floor					
	Explanation : Low Pressure Steam Di	irect Fron	n Museum			
Terminal Devices						
Air Handler	40%	2021	\$73,900	1	\$5,700	
Convector/Radiator	60%	2024	\$42,200	1	\$4,400	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2034	* *	1	\$10,600	
comp. cimin	Other Observation, Extent: Light, Area Location: Penthouse	a Affected	! : 100%			
	Explanation: 1 Unit - Scheduled To 1	Be Replac	ed Using Refrigera	ant R-410)	
Distribution	,	T. AC				
CW & CHW Wtr Pipe/Pump	100%	2026	\$26,700	4	\$1,100	
Terminal Devices Air Handler/Cool/Ht	100%	2021	\$245,500	1	\$14,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2345

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection	1000/		2021	# 44.100		#17.000	
Air Cooled Condenser Unit	100%		2021	\$44,100	2	\$15,900	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location: Roof						
	Explanation: Sc	heduled To Be Replac	ed With	The Compressor			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,800	
Exhaust Fans							
Interior	100%		2021	\$77,900	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%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$47,800	\$209,800
Interior Architecture		\$121,400
Electrical		\$57,800
Mechanical	\$58,900	\$366,300
Total	\$106,700	\$755,300
Importance Code A	\$47,800	\$209,800
Importance Code B	\$58,900	\$545,500
Total	\$106,700	\$755,300

Total	\$48,300	\$73,700	\$56,900	\$46,100
Importance Code C				
Importance Code B	\$37,500	\$55,500	\$55,600	\$45,300
Importance Code A	\$10,800	\$18,100	\$1,300	\$900
Total	\$48,300	\$73,700	\$56,900	\$46,100
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Mechanical	\$21,100	\$43,700	\$34,400	\$34,500
Electrical	\$8,500	\$6,900	\$13,300	\$5,600
Interior Architecture	\$2,000		\$2,000	
Exterior Architecture	\$10,800	\$17,100	\$1,300	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

rchitecture	Current Repair	Future Replaceme	ent	M	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Copper/Terne	5%	2061	* *	10	\$8,900	
Metal Panel	5%	2056	* *	5-10	\$26,100	
	Other Observation, Extent: Moder Location: Rooftop Mechanical W	Vell And Penthouse	F - C	C	C I	
D C + C	Explanation: Repairs In Progress		* *		<u> </u>	
Pre-Cast Concrete	85%	LIFE	* *	5	\$209,800	
	Repairs in Progress, Extent: Light, Location: 2nd And 3rd Floors					
	Water Penetration, Extent: Modern Location: 2nd And 3rd Floors Or	ver Main Entrance				
Window Wall	5% Now \$9,3		* *	5	\$7,100	
	Caulking Deteriorated, Extent: Mo	oderate, Area Affected : 109	%			
	Location : South Facade	1 50/				
	Water Penetration, Extent: Moder	ate, Area Affected : 5%				
	Location : South Facade					
Windows	95% Now \$1.5	00 2042	* *	-	#100	
Aluminum	95% Now \$1,5 Condensation Present, Extent: Sev Location: Study Carrels On Nort Water Penetration, Extent: Modera Location: Study Carrels On Nort	ere, Area Affected : 10% h Side ate, Area Affected : 10%		5	\$100	
Metal Louvers	5%	2035	* *	10	\$100	
Parapets	270	2033			Ψ100	
Copper/Terne	10%	2061	* *	5	\$2,200	
11	Repairs in Progress, Extent : Light, Location : North Parapet				, ,	
Metal Panel	15%	2052	* *	5	\$2,700	
	Repairs in Progress, Extent : Light, Location : South Parapet	, Area Affected : 100%			. ,	
Metal Rail	20%	2039	* *	5-10	\$16,800	
Pre-Cast Concrete	55%	LIFE	* *	5	\$16,100	
Roof						
IRMA/Protected Membrane	100% Now \$47,8	00 2031	* *			
	Debris Present, Extent : Moderate, Location : Rooftop	Area Affected : 15%				
	Drains Inad/Misposn, Extent : Mod Location : South Wall	lerate, Area Affected : 25%	<u> </u>			
	Ponding, Extent : Moderate, Area A Location : South Wall	Affected : 25%				

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Architecture	Current	Repair F	uture	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Cast in Place Concrete	70%	L	FE	* *	5	\$121,400	
Ceramic Tile	5%	20)35	* *	5	\$4,000	
Terrazzo	5%	L	FE	* *	5	\$3,100	
Vinyl Tile	20%	20)31	* *	3	\$5,900	
Interior Walls							
Cast in Place Concrete	5%	L	FE	* *			
Concrete Masonry Unit	15%	L	FE	* *	5	\$1,700	
Gypsum Board	75%	L	FE	* *	5	\$12,900	
	Water Penetration, E	Extent : Moderate, Area	Affec	ted : 15%			
	Location : Stair We	ells					
	Other Observation, I	Extent : Moderate, Area	Affec	cted : 15%			
	Location: 4th And	5th Floor Stairs / Corr	idors				
	Explanation : Supe	r Storm Sandy Damage					
Wood	5%	L	FE	* *	5	\$5,700	
Ceilings							
AcousTileSusp.Lay-In	5%	20)39	* *	5	\$4,000	
Exposed Concrete	80%	L	FE	* *	5	\$9,900	
Exposed Struc: Steel	10%	L	FE	* *			
Gypsum Board	5%	L	FE	* *	5	\$5,000	

Electrical	Current Rep	pair Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$300	
	Other Observation, Exte	nt : Moderate, Area Affec	ted : 100%			
	Location : Electrical R	loom				
	Explanation: One 400	0 Amperes 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%					
Stand by Dower						

Stand-by Power

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Current Repair	Future	Replacement	M	aintenance	
% of Fail Date Estimated Co Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2039	* *	1	\$21,500	
100%	2035	* *	1	\$27,100	
	te, Area Affeci	ted : 100%			
Location : Penthouse					
Explanation: One 288 Kva Caterp	illar Genset				
100%	2020	\$1,500	5	\$2,600	
100%	2042	* *	5	\$13,000	
Other Observation, Extent : Moderat	te, Area Affect	ted : 100%			
Location: Basement					
Explanation: Using 250 Gallon Ta	ınk				
90%	2034	* *	10	\$57,800	
	rea Affected :	100%			
Location: Throughout					
Explanation: T-5 And T-8 Lamps					
10%	2031	* *	10	\$200	
100%	2061	* *	1		
80%					
20%	2031	* *	1-3	\$8,600	
	% of Fail Date Estimated Co Total (Years) 100% 100% Other Observation, Extent: Moderat Location: Penthouse Explanation: One 288 Kva Caterp 100% Other Observation, Extent: Moderat Location: Basement Explanation: Using 250 Gallon Ta 90% Other Observation, Extent: Light, A Location: Throughout Explanation: T-5 And T-8 Lamps 10% 100%	% of Fail Date Estimated Cost Total (Years) Year FY	% of Total (Years) Year Estimated Cost Total (Years) Year FY	100% 2039 ** 1	100% 2039 ** 1 \$21,500

Mechanical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Plant Campus Steam / PRV	100%	2046	* *	1		
	Other Observation, Extent: Light, Area	Affected : 100%				
	Location: Throughout					
	Explanation : Steam From Adjacent L	ibrary Building				
Conversion Equipment						
HTHW/HW Exchanger	100%	2035	* *	2	\$4,300	
_	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: 1st Floor Mechanical Room	ı				
	Explanation: 2 Units					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Mechanical	i ical Current Repair Future Re		e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	90%		2042	* *	4	\$3,100	
Central Plant Steam	10%		2036	* *	4	\$500	
Piping/Pmp							
Terminal Devices	000/		2021	* *		# 2 0.000	
Air Handler	90%		2031	**	1	\$39,000	
Convector/Radiator	5% 5%		2039 2031	* *	1	\$1,100 \$300	
Unit Heater - Steam	3%		2031		4	\$300	
Air Conditioning Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2042		1		
Centrifugal, Elec Chiller	95%		2035	* *	1	\$72,000	
Centinagai, Dice Cinner		servation, Extent : Light, Area		1: 95%		ψ7 2 ,000	
		ı : 1st Floor Mechanical Roo					
		tion : 2 Units, Using Refriger		2-410			
Interior Pkg Unit -	5%		2027	\$125,100	2	\$200	
Cooling	270		2027	Ψ125,100	-	Ψ200	
2.2.2.2.8	Other Obs	servation, Extent : Light, Ared	a Affected	! : 5%			
	Location	: 5th Floor AC Room					
	Explana	tion : 1 Unit					
Distribution							
CW & CHW Wtr	95%		2046	* *	4	\$3,300	
Pipe/Pump							
No Component	5%						
Terminal Devices							
Air Handler/Cool/Ht	95%		2031	* *	1	\$41,100	
No Component	5%						
Heat Rejection	0.50/		2025	#241 2 00		A ((,000	
Water Cooling Tower	95%		2027	\$241,200	2	\$66,900	
No Component	5%						
Dehumidifier	1000/		2027	#200			
Generic Ventilation	100%		2027	\$200			
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$39,000	
Exhaust Fans	10070		LIIT		2-3	\$39,000	
Interior	100%		2031	* *	2	\$2,100	
Plumbing	10070		2031			Ψ2,100	
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater							
Electric	100%		2021	\$58,900	4	\$600	
HW Heat Exchanger							
Steam Fired	100%		2046	* *	4	\$6,900	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
-							-

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13390

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2031	* *	1	\$4,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 100	%			
	Location: 1-6					
	Explanation: 1 Unit - Currently U	nder 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	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN STONE MILL

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 12,840 Project Type : CULTURAL AFFAIRS

Date of Survey : 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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$4,300	\$25,300
Interior Architecture		\$1,900		\$5,500
Electrical	\$1,000	\$1,000	\$1,500	\$1,200
Mechanical	\$5,800	\$3,400	\$6,800	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,700	\$10,200	\$16,600	\$39,300
Importance Code A	\$600	\$600	\$5,100	\$26,000
Importance Code B	\$10,100	\$9,600	\$11,500	\$13,400
Importance Code C				
Total	\$10,700	\$10,200	\$16,600	\$39,300



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
Roof									
Wood Shingles	100%			2039	* *	10	\$4,900		
		on Func/Mi : Entrance	ss, Extent : Light, . Facade	Area Affe	ected : 5%				
Interior									
Floors									
Carpet	20%			2027	\$54,600	3	\$5,800		
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		
		ervation, E : Cellar Le	xtent : Moderate, 1 evel	Area Affe	ected : 100%				
	Explana	tion : Liquid	d Applied Resin Co	oating W	ith Hardwood Bord	der			
Wood	40%			2054	* *	5	\$14,400		
			t, Extent : Light, A out - Including Att		cted : 100%		. ,		
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	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2052	* *	5	\$300	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2052	* *	5	\$300	
Raceway							
Conduit	100%		2052	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards	-0.	• • • • •	de de	_		
Fused Disc Sw	5%	2048	* *	5	#200	
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	200/	2024	ale ale	1.0	#2 400	
Fluorescent	20%	2034	* *	10	\$2,400	
	Other Observation, Extent : I Location : 2nd Floor	лдпі, Area Аffестеа : 100%)			
	Explanation: T-5 Lamps					
Fluorescent	30%	2034	* *	10	\$3,500	
	T-8 Lamps And Fixtures, Ext Location : Throughout The		ed : 100%			
Fluorescent	20%	2034	* *	10	\$2,400	
	Compact Fluorescent Light, Location: 1st Floor	Extent : Moderate, Area Afj	fected : 100	0%		
Incandescent	20%	2034	* *	2	\$100	
	Other Observation, Extent : I Location : 1st Floor		00%		****	
	Explanation: Track Lights					
LED	10%	2034	* *			
Egress Lighting						
Emergency, Service	30%	2034	* *	1		
	Other Observation, Extent: I Location: HOC Building	Moderate, Area Affected : 1	00%			
	Explanation : Emergency P	ower Fed From Other Buil	ding			
Emergency, Battery	20%	2034	* *	10	\$600	
Exit, LED	50%	2061	* *	1		
Exterior Lighting						
HID	100%	2034	* *	10		
Alarm						
Security System	500 /					
No Component	50%	2024	ماد مات	1	#2.40 0	
Generic Finds Production	50%	2034	* *	1	\$2,400	
Fire/Smoke Detection Generic, Digital	100%	2034	* *	1-3	\$7,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Mechanical		Current Repair	Future Replacement Maintenance			Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating	-							
Energy Source								
Natural Gas	100%		2056	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2043	* *	1	\$6,400		
		ervation, Extent : Light, Area	Affected	! : 100%				
		: Basement Boiler Room						
	Explana	tion: 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%		2048	* *	4	\$900		
Terminal Devices	0.50/		2021			4= - 00		
Air Handler	95%		2034	* *	1	\$7,500		
Convector/Radiator	5%		2043	* *	1	\$200		
Air Conditioning								
Energy Source	100%		2049	* *	1			
Electricity	100%		2048		1			
Conversion Equipment	100%		2024	* *	1	\$6,000		
Reciprocating Compr/Chiller	100%		2034		1	\$6,000		
Compi/Cimer	R-134a Ra	frigerant, Extent : Light, Ared	a Affected	4 · 100%				
		: Throughout	i rijjeciet	4.10070				
Terminal Devices								
Air Handler/Cool/Ht	100%		2034	* *	1	\$7,900		
Heat Rejection	10070					<i>\$1,500</i>		
Dry Cooler	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	* *				
		ervation, Extent : Light, Area	Affected	! : 100%				
		: Boiler Room						
C ' P' '	Explana	tion : 1 Unit						
Sanitary Piping	1000/		LIEE	* *	1			
Cast Iron	100%		LIFE		1			
Backflow Preventer	1000/		2024	* *	1	\$800		
Generic	100%		2034		1	\$800		
Fixtures Generic	100%							
Vertical Transport	10070							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STONE MILL

Asset #: 2346

Mechanical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent: Light, A	Area Affected : .	100%			
	Location: Basement To 2nd Floor	r				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2052	* *	1-2	\$3,600	
Chemical System						
Generic	100%	2025	\$29,100	1-3	\$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0010.070 / 2371 Yr Built/Renovated : 1934 /

Area Sq Ft : 7,100 Project Type : CULTURAL AFFAIRS

Date of Survey : 05-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors LL,1

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$138,100	
Mechanical		\$48,000
Total	\$138,100	\$48,000
Importance Code A	\$138,100	\$48,000
Total	\$138,100	\$48,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,800	\$1,700	\$100	
Interior Architecture	\$15,000	\$25,600		\$300
Electrical	\$100	\$29,600		
Mechanical	\$6,200	\$5,600	\$300	
Total	\$29,100	\$62,500	\$300	\$300
Importance Code A	\$8,100	\$1,700	\$300	
Importance Code B	\$21,100	\$60,800		\$300
Importance Code C				
Total	\$29,100	\$62,500	\$300	\$300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE

Asset #: 2371

Architecture	Current Repair	Future Re	ure Replacement Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior									
Exterior Walls	65%	2036	* *	10	¢1 500				
Alum/Vinyl Siding	Deformed/Dented, Extent : Moderate, A			10	\$1,500				
	Location : All Facades	пеи Аујестеи .	. 13/0						
	Other Observation, Extent: Moderate,	Area Affected	: 100%						
	Location: Throughout	11100111990000	. 100/0						
	Explanation: Vinyl Siding								
Masonry: Brick	20%	LIFE	* *	5	\$1,500				
111400111.jv 2011011	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
	Patching Evident, Extent : Moderate, A	rea Affected :	15%						
	Location: Wall Openings								
Metal Coiling Doors	15%	2031	* *	5	\$3,400				
Windows									
Aluminum	30%	2042	* *	5	\$100				
Wood	70% Now \$7,800	2051	* *	5	\$1,400	1			
	Air Infiltration, Extent : Moderate, Area	a Affected : 50	0%						
	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 : 500	2/2						
	Location: Upper Floor	Affecteu . 507	× 0						
Roof									
Slate	100% Now \$138,100	LIFE	* *						
	Broken/Missing Elements, Extent: Mod		ffected : 25%						
	Location: Throughout								
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%								
	Location: East Facade								
	Water Penetration, Extent: Moderate, 1	Area Affected	: 10%						
	Location : South End								
	Other Observation, Extent: Moderate,	Area Affected	: 50%						
	Location: West Facade	7 . E 1							
nterior	Explanation : Gutters Replaced On W	est 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 NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE

Asset #: 2371

Architecture		Current R	epair	Future Replacement		M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior Floors								
Cast in Place Concrete	50%			LIFE	* *	5	\$11,600	
Vinyl Tile		Now	\$2,300	2021	\$23,000	3	\$1,000	
vinyi The	Cracking/Crumbling, Extent: Moderate, Area Affected: 35% Location: Various Areas							
	Patching E	vident, Exte	ent : Moderate, Ar	ea Affec	ted : 10%			
	Location .	: Various A	reas On Upper Fi	oor				
			Moderate, Area	Affected	: 30%			
	Location .	: North End	d Of Upper Floor					
Wood	25%			2041	* *	5	\$5,000	
		ed Finish, E : Upper Flo	Extent : Moderate, por	Area Afj	fected : 100%			
Interior Walls								
Gypsum Board	55%			LIFE	* *	5	\$500	
Masonry: Brick	15%			LIFE	* *			
	Diagonal Cracks, Extent: Moderate, Area Affected: 15%							
	Location .	: South End	d Of Shop					
Masonry: Fieldstone	10%			LIFE	* *			
Wood	20%			LIFE	* *	5	\$1,200	
Ceilings								
AcousTileSusp.Lay-In	2%			2031	* *	5	\$200	
Exposed Struc: Wood	20%	3.7	Ф1 2 7 00	LIFE	* *	-	47.700	
Gypsum Board		Now	\$12,700	LIFE		5	\$7,700	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20% Location : Various Areas							
		/Impact Da : Lower Flo	- C	oderate, .	Area Affected : 209	%		
Gypsum Board	20%	-		LIFE	* *	5	\$2,600	

lectrical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Raceway						
Conduit	100%	2026	\$3,800	1		
Panelboards						
Fused Disc Sw	5%	2025	\$400	5		
Molded Case Bkrs	95%	2025	\$7,200	5	\$200	
Wiring						
Braided Cloth	40%	2025	\$3,300	1		
	Insulation Aged, Extent : Modera	te, Area Affected : 1	00%			
	Location: Throughout					
Thermoplastic	60%	2026	\$5,000	1		
Motor Controllers					_	
Locally Mounted	100%	2024	\$7,300	5		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN STORAGE AND LOWER GARAGE

Asset #: 2371

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	90%	2026	\$14,200	10	\$5,800	
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location: Throughout The Building	•				
	Explanation: T-8 Lamps					
Fluorescent	10%	2021	\$1,600	10	\$600	
	Compact Fluorescent Light, Extent: 1	Moderate, Ai	rea Affected : 100	0%		
	Location : Throughout The Building					
Exterior Lighting						
HID	100%	2021	\$27,400	10		

Mechanical	Current Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	100%	2036	* *	1				
Conversion Equipment								
Radiant Heater	40%	2026	\$48,000	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	\$5,600	1				
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%	2026	\$25,200	1				
Galvanized Steel	50%	2024	\$14,800	1				
Water Heater								
Electric	100%	2020	\$6,000	4	\$100			
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,800	\$4,700		
Interior Architecture	\$2,800			
Electrical	\$1,900	\$4,400	\$400	\$300
Mechanical	\$100	\$5,700	\$100	
Total	\$19,700	\$14,800	\$500	\$300
Importance Code A	\$14,900	\$4,700	\$100	
Importance Code B	\$2,300	\$10,100	\$300	\$300
Importance Code C	\$2,400			
Total	\$19,700	\$14,800	\$500	\$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

rchitecture		Current I	Repair	Future Replacement		M	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Fieldstone	60%			LIFE	* *	5	\$4,000	
Metal Sect. OHD	30%	NI	\$2.600	2031	* *	5	\$8,400	
Stucco Cement	10%		\$2,600 Extent : Moderate, .	2031		5	\$1,100	
			est Facades	Area Аује	ciea . 1076			
Parapets	Locuiton	. Bust / W	est I deddes					
Masonry: Fieldstone	90%			LIFE	* *	5	\$4,900	
Stucco Cement	10%			2031	* *	5	\$1,100	
Roof								
Asphalt Shingle		Now	\$5,500	2029	\$27,700			
			derate, Area Affect	ted : 20%				
		: Various			CC . 1 100/			
		-	, Extent : Moderat Not Functional	e, Area A	ffected: 10%			
			Not Functional xtent : Moderate, .	Aroa Affa	estad · 25%			
	Location	: At Skylig			Ciea . 2570			
Skylight, Metal/Glass	Miss/Dam	_	\$6,600 ings, Extent : Seve ion Of Ridge And		* * Affected : 15%			
erior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$14,400	
	_	Crumbling, : Through	Extent : Moderate out	e, Area Ą	ffected : 15%			
Interior Walls								
Concrete Masonry Unit		Now	\$2,300	LIFE	* *	5	\$400	
		netration, E n : Near Ro	xtent : Moderate, . of	Area Affe	cted : 30%			
Gypsum Board	10%	Now	\$100	LIFE	* *	5	\$100	
		_	ents, Extent : Seve	ere, Area	Affected : 20%			
	Location	: Upper W	Vall					
		netration, E n : Upper W	xtent : Severe, Are Vall	ea Affecte	d : 25%			
Ceilings								
Exposed Struc: Steel	97%			LIFE	* *			
Gypsum Board	3%	0-2	\$400	LIFE	* *	5	\$200	
		issing Elem : Office C		lerate, Ar	rea Affected : 15%			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Over 600 Volts

Service Equipment

Fused Disc Sw 100% 2046 ** 3

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN UPPER GARAGE - MECH. SHOP

Asset #: 2257

Electrical	Current Repair	Future Re	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts Transformers Dry Type	100% Other Observation, Extent : Moderat	2039 se, Area Affected	* * l : 100%	3		
	Location : Outside Explanation : One 4160hv - 208/12	Olv				
Under 600 Volts	4					
Service Equipment						
Fused Disc Sw	100%	2046	* *	5		
	Other Observation, Extent : Moderat Location : Electrical Room	e, Area Affected	l : 100%			
	Explanation : One 600 Ampere Ser	vice				
Switchgear / Switchboard	1					
Molded Case Bkrs	100%	2046	* *	5	\$100	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards	50/	20.42	* *	_		
Fused Disc Sw	5%	2042 2042	* *	5	\$100	
Molded Case Bkrs Wiring	95%	2042	4. 4.	5	\$100	
Thermoplastic	100%	2046	* *	1		
Motor Controllers	10070	2010				
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	10078	2039		1	\$1,300	
Diesel	100%	2035	* *	1	\$1,600	
2.001	Other Observation, Extent: Moderat Location: Outside Explanation: One 130 Kva		l : 100%	-	Ψ1,000	
Batteries	Explanation . One 130 Kva					
Lead/Acid	100%	2020	\$1,500	5	\$200	
Fuel Storage						
Main Tank	100% Other Observation, Extent: Moderat Location: Outdoor Explanation: 250 Gallons	2054 e, Area Affected	* * l : 100%	5	\$100	
Lighting						
Interior Lighting Fluorescent	100% Other Observation, Extent: Light, And Location: Throughout	2031 rea Affected : 10	**	10	\$4,000	
	Explanation : T-8 Lamps					

Maintenance \$ are aggregated over a ten-year period. Site specific 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 l	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	100%	2031	* *	1		
Exterior Lighting						
HID	100%	2026	\$16,200	10		

Mechanical	Current Repair	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Radiant Heater	30%	2026	\$22,400	2	\$600	
	Other Observation, Extent	: Light, Area Affected	: 30%			
	Location : Office Area					
	Explanation: 2 Units					
No Component	70%					
Air Conditioning						
Conversion Equipment						
Window/Wall Unit	10%	2021	\$900	1		
No Component	90%					
Ventilation						
Exhaust Fans						
Wall Unit	70%	2021	\$1,000	2	\$100	
No Component	30%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Electric	100%	2021	\$3,700	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,100	\$26,300		
Interior Architecture	\$8,000			
Electrical	\$100	\$100	\$200	\$200
Mechanical	\$300	\$300	\$700	\$300
Total	\$12,600	\$26,700	\$900	\$500
Importance Code A	\$4,300	\$26,500	\$300	\$300
Importance Code B	\$8,200	\$100	\$600	\$200
Importance Code C				
Total	\$12,600	\$26,700	\$900	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Fieldstone	30%			LIFE	* *	5	\$5,300	
Metal Panel	15%			2046	* *	5-10	\$24,100	
Stucco Cement	5%			2039	* *	5	\$2,900	
Window Wall	45%			2046	* *	5	\$39,400	
Wood	5%			2039	* *	5	\$5,800	
			xtent : Light, Area	Affected	: 100%			
	Location	: Front An	d Back					
	Explana	tion : Overl	hang					
Roof								
Metal Panel	85%			2039	* *	10	\$9,000	
Skylight, Plastic	15%	Now	\$4,100	2039	* *	1		
			xtent : Moderate, 1 onting Plaza	Area Affe	cted : 15%			
nterior								
Floors								
Cast in Place Concrete	100%	0-2	\$8,000	LIFE	* *	5	\$26,500	
	Horizonta	l Cracks, E.	xtent : Moderate, 1	Area Affe	cted : 2%			
	Location	: Entry To	Staff Area					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%			
	Location	: Through	out					
Interior Walls								
Gypsum Board	5%			LIFE	* *	5	\$400	
Masonry: Fieldstone	50%			LIFE	* *			
No Component	45%							
Ceilings								
Exposed Struc: Wood	75%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$600	
No Component	20%							
1	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
		: Gift Shop						
			ght Counted As Ro	of Area				

Electrical	Current Repa	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Molded Case Bkrs	100%	2048	* *	5	\$100	
Wiring						
Thermoplastic	100%	2052	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Electrical	Current Repair	Current Repair Future Replacement		M	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	70%	2034	* *	10	\$3,400		
	Other Observation, Extent : Light,	Area Affected: 100%	ó				
	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 Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Furnace	100%	2031	* *	1	\$2,600	
	Other Observation, Extent:	${\it Light, Area Affected:}$	100%			
	Location : Outside Rear (of The Building				
	Explanation: 2 Package	Units				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,900	
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2034	* *	2	\$300	
Heating/Cooling						
	Other Observation, Extent:	${\it Light, Area Affected:}$	100%			
	Location : Outside Rear C	of The Building				
	Explanation: 2 Units					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2025	\$4,400	4		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITOR SHOP

Asset #: 13970

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing Sanitary Piping				
Cast Iron	100%	LIFE **	1	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$1,600	\$9,600	
Interior Architecture	\$800			
Electrical				
Mechanical		\$300	\$200	\$300
Total	\$800	\$1,800	\$9,900	\$300
Importance Code A		\$1,800	\$9,600	\$300
Importance Code B		·	\$200	
Importance Code C	\$800			
Total	\$800	\$1,800	\$9,900	\$300



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Architecture	Current Rep	oair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Fieldstone	60%	LIFE	* *	5	\$3,800	
Metal Panel	23%	2052	* *	5-10	\$13,200	
Stucco Cement	2%	2039	* *	5	\$400	
Window Wall	10%	2046	* *	5	\$3,100	
Wood	5%	2039	* *	5	\$2,100	
Roof						
Metal Panel	100%	2039	* *	10	\$22,200	
Interior						
Floors						
Cast in Place Concrete	100%	LIFE	* *	5	\$8,900	
	Horizontal Cracks, Exte Location : Women Res		: 10%			
Interior Walls						
Ceramic Tile	20%	2035	* *	5	\$1,600	
Gypsum Board	80%	LIFE	* *	5	\$3,900	
Ceilings						
Exposed Struc: Wood	100%	LIFE	* *			

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2052	* *	1		
Panelboards						
Molded Case Bkrs	100%	2048	* *	5	\$100	
Wiring						
Thermoplastic	100%	2052	* *	1		
Lighting						
Interior Lighting						
Fluorescent	100%	2034	* *	10	\$2,600	
	Other Observation, Extent : Ligh	t, Area Affected : 100%	6			
	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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
Electricity	100%	2052 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN VISITORS REST ROOMS

Asset #: 13972

Mechanical	echanical Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Radiant Heater	100%	2031	* *	2	\$1,300	
		tent : Light, Area Affected	: 100%			
	Location : Throughor					
	Explanation: 8 Units	5				
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$1,500	
Exhaust Fans						
Interior	100%	2034	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2046	* *	1		
Water Heater						
Electric	100%	2024	\$2,300	4		
Sanitary Piping						
Cast Iron	100%	LIFE	**	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK BOTANICAL GARDEN WATSON BUILDING

Address : SOUTHERN BLVD. @200TH STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 29,781 Project Type : CULTURAL AFFAIRS

Date of Survey : 03-Dec-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,4

Block : 3272 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,403,600	\$78,900
Interior Architecture	\$60,500	\$89,500
Electrical	\$63,000	\$37,500
Mechanical	\$309,300	\$263,200
Total	\$1,836,300	\$469,100
Importance Code A	\$1,459,800	\$78,900
Importance Code B	\$376,500	\$300,600
Importance Code C		\$89,500
Total	\$1,836,300	\$469,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,700	\$10,600		
Interior Architecture	\$48,300	\$3,100	\$361,600	\$13,800
Electrical	\$400	\$700	\$500	\$300
Mechanical	\$43,800	\$30,200	\$10,300	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,100	\$48,400	\$376,300	\$25,400
Importance Code A	\$44,700	\$12,600	\$2,000	\$2,000
Importance Code B	\$85,500	\$35,800	\$374,300	\$23,300
Importance Code C	\$9,000			
Total	\$139,100	\$48,400	\$376,300	\$25,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset #: 2373

Architecture	Current Repa	nir Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Masonry: Brick Cavity	30% 2-4 Efflorescence, Extent: M	\$40,300 LIFE oderate, Area Affected	**	5	\$21,000	
	Location: Throughout Caulking Deteriorated, E	xtent : Moderate, Area				
	Location : At Expansion Water Penetration, Exten Location : Stairwell		d : 10%			
Metal/Glass Curt Wall	60% Now Air Infiltration, Extent: Nocation: Throughout	\$1,363,400 LIFE Moderate, Area Affected	**	5	\$78,900	
	Broken/Missing Elements Location: Various Area	ıs				
	Corrosion/Rusting, Exten Location: Various Mul	lions				
	Caulking Deteriorated, E Location: Throughout	-				
	Water Penetration, Exten Location : Various Office		cted : 10%			
Stucco Cement	10%	2031	* *	5	\$17,500	
Windows						
Aluminum	15% Now Bent/Warped Elements, E Location: Various Loca Caulking Deteriorated, E	utions		5	\$300	
	Location: Throughout					
	Unit Inoperable, Extent : Location : Various Loca					
	Water Penetration, Exten Location: Various Loca					
	Other Observation, Extendation : Hopper Wind	t : Moderate, Area Affe	ected : 100%			
	Explanation : Operable		ull			
No Component	85%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset # : 2373

Exterior Parapets Masonry: Brick Cavity 20%	Architecture	Current Repair		Future I	Replacement	Maintenance			
Parapets Masonry: Brick Cavity Metal/Glass Curt Wall 40% Now \$28,800 2036 ** * 5 \$3,600	Component		Estimated Cost		Estimated Cost	•	Estimated Cost	Priority	
Masonry: Brick Cavity									
Metal/Glass Curt Wall		200/		LIEE	* *	_	\$000		
Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Various Areas			\$28.800						
Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Areas	Metal/Glass Curt Wall	Corrosion/Rusting, E Location : Various	Extent : Moderate, A Areas	Area Affecte		3	\$3,000		
Caulking Deteriorated, Extent: Moderate, Area Affected: 50% Location: Coping Throughout Square Square		Location : Through Water Penetration, E	nout Extent : Moderate, A						
Worn/Eroded, Extent : Moderate, Area Affected : 15%	Metal Panel	Caulking Deteriorate	ed, Extent : Modera			5	\$900		
IRMA/Protected 100% Now \$3,400 2031 ** **	Stucco Cement	Worn/Eroded, Extent				5	\$3,600		
Membrane	Roof								
Location : Watson Connector Insul Miss/Displaced, Extent : Moderate, Area Affected : 10% Location : Watson Connector		100% Now	\$3,400	2031	* *				
Carpet		Location : Watson Insul Miss/Displaced	Connector l, Extent : Moderate						
Carpet	Interior								
Worn/Eroded, Extent : Moderate, Area Affected : 20% Location : Third Floor Wrinkling, Extent : Severe, Area Affected : 10% Location : Third Floor	Floors								
Cast in Place Concrete	Carpet	Worn/Eroded, Extent	t : Moderate, Area			3	\$41,300		
Ceramic Tile 5% 4+ \$60,500 2041 ** * 5 \$1,500 Worn/Eroded, Extent : Moderate, Area Affected : 50% Location : Bathrooms 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+ \$9,000 2029 \$89,500 5 \$1,600 Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : Bathrooms Concrete Masonry Unit				d : 10%					
Worn/Eroded, Extent: Moderate, Area Affected: 50% Location: Bathrooms	Cast in Place Concrete	5%		LIFE	* *	5	\$6,700		
Vinyl Tile 42% 2031 ** 3 \$9,600 Worn/Eroded, Extent : Light, Area Affected : 20% Location : Various Areas Interior Walls Ceramic Tile 5% 4+ \$9,000 2029 \$89,500 5 \$1,600 Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : Bathrooms Concrete Masonry Unit 15% LIFE ** 5 \$3,800	Ceramic Tile	Worn/Eroded, Extent	t : Moderate, Area			5	\$1,500		
Vinyl Tile 42% 2031 ** 3 \$9,600 Worn/Eroded, Extent: Light, Area Affected: 20% Location: Various Areas Interior Walls Ceramic Tile 5% 4+ \$9,000 2029 \$89,500 5 \$1,600 Worn/Eroded, Extent: Moderate, Area Affected: 30% Location: Bathrooms Concrete Masonry Unit Tipe:	Terrazzo	3%		LIFE	* *	5	\$1,400		
Ceramic Tile 5% 4+ \$9,000 2029 \$89,500 5 \$1,600 Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : Bathrooms Concrete Masonry Unit LIFE ** 5 \$3,800	Vinyl Tile	Worn/Eroded, Extent	-		* *	3	•		
Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : Bathrooms Concrete Masonry Unit 15% LIFE ** 5 \$3,800	Interior Walls								
·	Ceramic Tile	Worn/Eroded, Extent	t : Moderate, Area			5	\$1,600		
·	Concrete Masonry Unit	15%		LIFE	* *	5	\$3,800		
	•				* *		•		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset #: 2373

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2031	* *	5	\$6,100	
AcousTileSusp.Lay-In	85%	Now	\$21,400	2031	* *	5	\$26,000	
	U	0 0	xtent : Moderate, rd And Fourth Flo	55	fected : 25%			
	O	0.	Extent : Moderate		ffected : 30%			
	Location	: First, Thir	rd And Fourth Flo	ors				
	Water Pen	etration, Ex	tent : Moderate, A	Area Affe	cted : 5%			
	Location	: Third Floo	or Office South Si	de At Wi	ndow			
	Worn/Eroc	ded, Extent :	Moderate, Area	Affected	: 30%			
	Location	: First, Thir	rd And Fourth Flo	ors				
Exposed Struc: Steel	5%			LIFE	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost P (Yrs)	Priority
Under 600 Volts				
Switchgear / Switchboard				
Fused Disc Sw	100%	2026 \$33,300	5 \$100	
Raceway				
Conduit	100%	2036 **	1	
Panelboards				
Molded Case Bkrs	30%	2034 **	5 \$200	
Molded Case Bkrs	50%	2042 **	5 \$400	
Molded Case Bkrs	20%	2025 \$4,600	5 \$200	
Wiring				
Thermoplastic	80%	2046 **	1	
Thermoplastic	20%	2026 \$5,700	1	
Motor Controllers				
Locally Mounted	50%	2031 **	5 \$100	
Motor Control Center	50%	2039 **	5 \$400	
Ground				
Grounding Devices				
Not Accessible	100%			
Lighting				
Interior Lighting				
Fluorescent	100%	2034 **	10 \$37,500	
	Other Observation, Extent: Light,	Area Affected : 100%		
	Location: Throughout			
	Explanation: T-8 Lamps			
Egress Lighting				
Emergency, Service	30%	2026 \$6,200	1	
Exit, Service	70%	2026 \$7,900	1	
Exterior Lighting				
HID	100%	2031 **	10 \$100	
Alarm				

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset #: 2373

Electrical	Current Re	pair Fut	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Yea FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%	2021	\$63,000	1-3	\$3,700		

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate & Frame	100%			2022	\$56,200	1	\$20,200	
	Other Ob	servation, E	Extent : Light, Area	Affected	! : 100%			
		i : Penthous						
	Explana	tion : 1 Uni	it					
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$1,400	
Central Plant Steam Piping/Pmp	30%			2036	* *	4	\$900	
			Extent : Severe, Are	a Affecte	ed : 100%			
		ı : Steam Tı						
- 	Explana	tion : Low I	Pressure Steam Di	rect Fron	n Science Building			
Terminal Devices	4.50/			• • • •	404 400		4.000	
Air Handler	15%			2026	\$82,300	1	\$3,800	
Air Handler	35%			2034		1	\$8,800	
			Extent : Light, Area	Affectea	: 35%			
	Location			,				
			erior Package Uni		4. 4.			
Convector/Radiator	20%			2031	**	1	\$2,600	
Fan Coil Unit/Heat	30%			2021	\$175,400	1	\$4,000	
Air Conditioning								
Energy Source	100%			2034	* *	1		
Electricity	100%			2034		1		
Conversion Equipment Reciprocating Compr/Chiller	25%			2036	* *	1	\$4,700	
			Extent : Light, Area Efrigerant #R410 In					
Ext Pkg Unit - Heating/Cooling	60%			2034	* *	2	\$1,500	
		servation, E 1 : 4th Floo	Extent : Light, Area r Roof	Affected	! : 60%			
	Explana	tion : 1 Roc	of Top Unit					
No Component	15%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset #: 2373

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr	25%	0-2	\$500	2026	\$10,100	4	\$500	
Pipe/Pump	G 1.1			1 50	,			
			oderate, Area Affe					
			se And Various Oth	ier Areas				
No Component	75%							
Terminal Devices					*			
Air Handler/Cool/Ht	15%			2026	\$55,800	1	\$3,800	
Fan Coil - 4 Pipe	10%			2021	\$77,700	1	\$1,300	
No Component	75%							
Heat Rejection	250/			2021	Φ1 C 7 00	2	Φ 7 100	
Air Cooled Condenser	25%			2021	\$16,700	2	\$7,100	
Unit No Component	75%							
Ventilation Ventilation	/370							
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,800	
Exhaust Fans	10070			LIIL		2-3	\$22,000	
Interior	90%			2026	\$125,000	2	\$1,100	
Roof	10%			2031	**	2	\$100	
Plumbing	1070					_	\$100	
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Electric	100%			2020	\$34,400	4	\$400	
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$6,100	
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	10001							
Geared Traction	100%			LIFE	**			
			Extent : Light, Area	Affected	: 100%			
		i: 1st To 6t	n Floor on And Pratt Share	One El-	vator			
Eiro Cumprossion	Ехріапа	uon: watse	on Ana Fratt Snare	one Ele	vaior			
Fire Suppression Standpipe								
Generic	100%			2036	* *	1-5	\$20,600	
Sprinkler	100/0			2030		1-3	Ψ20,000	
No Component	99%							
Generic	1%			2036	* *	1-2	\$100	
Generic	1 70			2030		1-2	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK BOTANICAL GARDEN WATSON BUILDING

Asset #: 2373

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK CITY CENTER

Address : 130 W 56TH ST. BETWEEN 6TH - 7TH AVENUES

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 163,941 Project Type : CULTURAL AFFAIRS

Date of Survey : 06-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,4m,5,5m,6,6m,7,9

Block : 1008 Lot : 15 BIN : 1023391

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$287,500	\$295,200		
Interior Architecture		\$571,800		
Electrical	\$37,600	\$2,814,000		
Mechanical	\$349,000	\$4,043,900		
Total	\$674,100	\$7,725,000		
Importance Code A	\$287,500	\$295,200		
Importance Code B	\$386,600	\$7,429,700		
Total	\$674,100	\$7,725,000		

Total	\$288,200	\$184,800	\$175,900	\$228,200
Importance Code C				
Importance Code B	\$229,100	\$174,000	\$171,000	\$216,800
Importance Code A	\$59,100	\$10,700	\$4,900	\$11,400
Total	\$288,200	\$184,800	\$175,900	\$228,200
Elevators/Escalators	\$64,200	\$64,200	\$64,200	\$64,200
Mechanical	\$122,500	\$42,600	\$85,900	\$102,000
Electrical	\$42,500	\$12,500	\$15,100	\$41,800
Interior Architecture		\$54,900	\$10,700	\$9,200
Exterior Architecture	\$59,100	\$10,700		\$11,100
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	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	
	_	Elements, Extent : Mod ls At Cooling Tower Ro		rea Affected : 5%			
Masonry: Granite	8%		LIFE	* *	5	\$13,700	
Masonry: Limestone	10%		LIFE	* *	5	\$17,100	
Windows	-	-					
Metal Clad	70%		2036	* *	5	\$21,400	
Steel	10% Nov	v \$28,500	2053	* *	5	\$3,100	
Steel	Air Infiltration, E Location : Pent	Extent : Moderate, Area	a Affected	1:30%			
	Corrosion/Rustin Location : Pent	g, Extent : Moderate, . house	Area Affe	cted : 25%			
		rient, Extent : Moderat Thouse And Tower	e, Area Ą	ffected : 50%			
Wood	Location : Nort	ish, Extent : Moderate th Facade xtent : Moderate, Area			5	\$4,900	
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$6,900	
Masonry: Granite	5%		LIFE	* *	5	\$500	
Masonry: Limestone	5%		LIFE	* *	5	\$500 \$500	
Roof	370		LIIL			Ψ300	
Built-Up (BUR)	5% Now Drains Inad/Misp Location: Thre	posn, Extent : Moderat	2038 te, Area A	* * ffected : 25%			
	Vegetation Growth, Extent : Moderate, Area Affected : 20% Location : At Drains - Roof Above Penthouse						
	Water Penetration Location: Over	on, Extent : Moderate, 1 r 12th Floor	Area Affe	cted : 10%			
Clay Tile	30%		2048	* *	10	\$26,600	
Copper/Terne	5%		2043	* *	10	\$11,100	
Modified Bitumen	55% 4+	\$220,700	2033	* *		,	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 40% Location : Roof Atop Office Tower						
	Ponding, Extent	: Moderate, Area Affec	ted : 40%	ó			
		,,					
	_	f Atop Office Tower					

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	20%		2027	\$697,200	3	\$73,600	
Carpet	10%		2027	\$348,600	3	\$36,800	
Cast in Place Concrete	15%		LIFE	* *	5	\$80,500	
Ceramic Tile	5%		2037	* *	5	\$12,300	
Marble Panels	10%		LIFE	* *	5	\$18,400	
Marble Panels	5%		LIFE	* *	5	\$9,200	
Quarry Tile	5%		2033	* *	5	\$18,400	
Terrazzo	15%		LIFE	* *	5	\$28,800	
Vinyl Tile	15%		2028	\$348,300	3	\$13,800	
Interior Walls							
Glazed Ceramic Panel	5%		LIFE	* *			
Gypsum Board	25%		LIFE	* *	5	\$25,300	
Masonry: Brick	10%		LIFE	* *			
Travertine Panels	5%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$10,100	
Plaster	35%		LIFE	* *	5	\$17,700	
Ceilings							
AcousTileSusp.Lay-In	15%		2041	* *	5	\$36,100	
Exposed Concrete	5%		LIFE	* *	5	\$1,900	
Gypsum Board	15%		LIFE	* *	5	\$45,200	
Plaster	15%		LIFE	* *	5	\$22,600	
Plaster	50%		LIFE	* *	5	\$75,300	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			

Electrical	al Current Repair		lacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$700	
	Other Observation, Extent : Light, Area	Affected: 100	%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ra	ted At 1600 An	nperes			
Transformers						
Dry Type	100%	2041	* *	5	\$600	
3 31	Other Observation, Extent : Light, Area	Affected: 100	%			
	Location : Electrical Room					
	Explanation: 150kva, 112kva, 54kva,	208/277/480 V	'olts			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Electrical	Current Repair		Future Replacement		Maintenance	
I Component	o of Fail Date Estimated Cost otal (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	50%	2028	\$54,400	5	\$400	
Loc	r Observation, Extent : Moderate, cation : Electrical Room planation : 4- Vertical Sections	Area Affe	ected : 100%			
Othe Loc	50% r Observation, Extent : Light, Are cation : Chiller Room planation : 3- Vertical Sections	2048 a Affected	**	5	\$400	
Raceway						
	90%	2028	\$112,800	1		
	10%	2048	**	1		
Panelboards						
	10%	2027	\$7,500	5	\$400	
Fused Disc Sw	5%	2044	* *	5	\$200	
	10%	2044	* *	5	\$400	
	40%	2036	* *	5	\$1,700	
	35%	2027	\$26,200	5	\$1,500	
Wiring		2027	ψ20,200		Ψ1,200	
•	25% 2-4 \$31,400	2053	* *	1		
	ation Aged, Extent : Moderate, Ar		ed: 100%	•		
	eation: Throughout The Building					
	65%	2038	* *	1		
1	10%	2048	* *	1		
Motor Controllers	1070	2040		1		
	50%	2026	\$168,100	5	\$600	
	20%	2033	\$100,100 **	5 5	\$200	
	30%	2033	* *	3	\$200	
Drive	3070	2041				
Ground						
Grounding Devices						
	00%	LIFE	* *	5	\$2,400	
	r Observation, Extent : Moderate,		ected : 100%		Ψ2,100	
	cation: Basement					
Exi	olanation : Connected To Metal W	ater Pipe.				
Lighting		I				
Interior Lighting						
	25%	2033	* *	10	\$37,600	
	amps And Fixtures, Extent : Light cation : Offices	t, Area Aff	fected : 100%		·	
Fluorescent	5%	2028	\$91,300	10	\$7,500	
Othe Loc	r Observation, Extent : Moderate, cation : Stairs	Area Affe	ected : 100%		4,,500	
Exp	planation : Compact Fluorescent I	Light Fixtı	ıres			
Incandescent	10%	2028	\$182,700	2	\$400	
LED	60%	2036	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Electrical	Current Repa	air Futu	re Replacement	M						
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Lighting										
Egress Lighting										
Emergency, Battery	50%	2028	\$123,100	10	\$19,800					
Exit, Service	50%	2028	\$13,000	1						
Exterior Lighting										
Fluorescent	5%	2023	\$29,200	10	\$800					
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%									
	Location: Front Of The	Location: Front Of The Building Only								
No Component	95%									
Alarm										
Security System										
No Component	70%									
Generic	30%	2028	\$165,600	1	\$18,400					
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%							
	Location: Hallways									
	Explanation: CCTV Su	rveillance Camera Sys	tem							
Fire/Smoke Detection										
Generic, Digital	100%	2028	\$1,889,800	1-3	\$101,000					
	Other Observation, Exten	t : Moderate, Area Aff	ected : 100%							
	Location: Throughout?	The Building								
	Explanation : Smoke De	etectors, Alarm Bells, S	trobe Lights, Mani	ial Pull S	Stations And Horns					

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2038	* *	1		
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement					
	Explanation: Steam From Con Ed.					
Conversion Equipment						
Pres. Reducing	100%	2037	* *	5	\$9,700	
Valve/LP Steam						
Distribution						
Steam Piping/Pump	100%	2028	\$755,700			
Terminal Devices						
Air Handler	80%	2028	\$1,922,500	1	\$81,100	
Convector/Radiator	20%	2026	\$183,000	1	\$10,600	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2354

Conversion Equipment 15% 2037 ** 1 \$26,600	Mechanical		Current Repair		Replacement	Maintenance		
Conversion Equipment Centrifugal, Elec Chiller 15% 2037 ** 1 \$26,600	Component				Estimated Cost		Estimated Cost	Priority
Centrifugal, Elec Chiller	Air Conditioning							
R-134a Refrigeront. Extent: Light. Area Affected: 15% Location: One 100 Ton Unit In Basement Chiler Room		1.50/		2027	* *	1	¢27,700	
Centrifugal, Compressor Furbine Contribugal, Compressor Contribugal, Compressor Contribugal, Compressor Contribugal, Compressor Contribugal, Contri	Centrifugal, Elec Chiller		friagrant Extent : Light A			1	\$26,600	
Turbine								
Reciprocating Compr/Chiller Explanation : 2x350 Ton Units With HCFC 123 Refrigerant		60%		2031	* *	1	\$106,500	
Reciprocating Compt/Chiller R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 1x60 Ton Unit, Roof				rea Affected	: 60%			
Compr/Chiller		Explanat	ion : 2x350 Ton Units With	h HCFC 123	Refrigerant			
No Component 15% 2023 \$53,400 1		10%		2023	\$145,100	1	\$7,600	
Distribution			-	a Affected : .	10%			
CW & CHW Wtr 75% 2048 ** 4 \$9,100	Window/Wall Unit	15%		2023	\$53,400	1		
Pipe/Pump No Component 25%								
No Component 25%		75%		2048	* *	4	\$9,100	
Terminal Devices		2.50/						
Air Handler/Cool/Ht No Component 15% 2033 ** 1 \$86,200		25%						
No Component 15%		0.50/		2022	* *	1	697 200	
Heat Rejection				2033		1	\$86,200	
Air Cooled Condenser Unit Water Cooling Tower No Component 15% Ventilation Distribution Distribution Ductwork/Diffusers Interior 100% LIFE ** 2-5 \$91,400 Plumbing H/C Water Piping Brass/Copper Galvanized Steel 50% 0-2 \$18,700 2028 \$608,000 2 \$5,000 Plumbing H/C Water Piping Brass/Copper 50% Corroded, Extent: Moderate, Area Affected: 20% Location: Throughout Water Heater Electric 100% Other Observation, Extent: Light, Area Affected: 100% Location: Bassement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping		1370						
Unit Water Cooling Tower No Component 15% Ventilation Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$91,400 Exhaust Fans Interior 100% 2028 \$608,000 2 \$5,000 Plumbing H/C Water Piping Brass/Copper 50% 2038 ** 1 Galvanized Steel 50% 0-2 \$18,700 2026 \$374,900 1 Corroded, Extent: Moderate, Area Affected: 20% Location: Throughout Water Heater Electric 100% Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping		10%		2023	\$34 500	2	\$11 400	
Water Cooling Tower No Component 15% 2032 ** 2 \$123,700		1070		2023	ψ54,500	2	Ψ11,400	
No Component 15%		75%		2032	* *	2	\$123,700	
Ventilation	_						·	
Ductwork/Diffusers 100% LIFE ** 2-5 \$91,400	Ventilation							
Exhaust Fans	Distribution							
Interior 100% 2028	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,400	
Plumbing	Exhaust Fans							
H/C Water Piping Strass/Copper 50% 2038 ** 1		100%		2028	\$608,000	2	\$5,000	
Brass/Copper 50% 2038 * * 1								
Galvanized Steel		500/		2020				
Corroded, Extent: Moderate, Area Affected: 20% Location: Throughout Water Heater Electric 100% 2023 \$150,600 4 \$1,000 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping			0.2 010.700		• •	1		
Water Heater Electric 100% 2023 \$150,600 4 \$1,000 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping	Galvanized Steel					1		
Water Heater Electric 100% 2023 \$150,600 4 \$1,000 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping			· · · · · · · · · · · · · · · · · · ·	jjeciea . 207	· 0			
Electric 100% 2023 \$150,600 4 \$1,000 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping	Water Heater	Document	. Intoughout					
Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping		100%		2023	\$150,600	4	\$1,000	
Location : Basement Explanation : 2 Units Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping	Electric		ervation, Extent : Light, Ar		· ·	•	Ψ1,000	
Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping			_	55				
Cast Iron 100% LIFE ** 1 Storm Drain Piping		Explanat	ion: 2 Units					
Cast Iron 100% LIFE ** 1 Storm Drain Piping	Sanitary Piping							
		100%		LIFE	* *	1		
Cast Iron 100% LIFE ** 1		<u> </u>						
	Cast Iron	100%		LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK CITY CENTER

Asset #: 2354

Mechanical	Current Repair	Future Re	eplacement	М					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sump Pump(s)									
Non-Submersible	100% Now \$26,1		* *	4	\$3,500				
	Obsolete Equipment, Extent : Seve	re, Area Affected :	100%						
	Location : Basement								
Sewage Ejector(s)									
Electric	100%	2028	\$49,200	4	\$9,800				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Geared Traction	80%	LIFE	* *						
	Other Observation, Extent: Light, Area Affected: 80% Location: (2) Basement To 13th Floor, (1) 1st To 5th Floor, (1) Basement To 6th Floor								
	Explanation: 4 Units Plus 1 Whe	elchair Lift							
Hydraulic	20%	LIFE	* *						
2-5	Other Observation, Extent : Light,		00%						
	Location: Basement To 5th Floor								
	Explanation: One Unit								
Fire Suppression	•								
Standpipe									
Generic	100%	2038	* *	1-5	\$85,700				
Sprinkler									
No Component	25%								
Generic	75%	2048	* *	1-2	\$34,400				
Fire Pump									
Generic	100%	2024	\$110,000	1	\$30,600				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK HALL OF SCIENCE

Address : 47-01 111TH STREET

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 153,509 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Mar-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2018 Lot : 1 BIN : 4441124

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$292,800	\$574,600
Interior Architecture	\$43,800	
Electrical		\$2,252,700
Mechanical	\$665,500	\$7,185,400
Site Pavements	\$353,400	
Total	\$1,355,600	\$10,012,800
Importance Code A	\$387,800	\$615,300
Importance Code B	\$614,400	\$9,397,400
Importance Code C	\$353,400	
Total	\$1,355,600	\$10,012,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$92,200			
Interior Architecture	\$209,500		\$31,700	\$4,600
Electrical	\$52,600	\$15,100	\$20,800	\$16,800
Mechanical	\$107,600	\$53,100	\$92,900	\$50,300
Site Enclosure	\$2,700			
Site Pavements	\$34,400	\$1,200	\$1,200	\$28,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$506,800	\$77,300	\$154,500	\$107,700
Importance Code A	\$92,200	\$15,200	\$15,200	\$15,200
Importance Code B	\$330,700	\$60,900	\$138,100	\$63,100
Importance Code C	\$83,900	\$1,200	\$1,200	\$29,400
Total	\$506,800	\$77.300	\$154,500	\$107,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

rchitecture		Current F	Repair	Futur	e Replaceme	nt	M	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
terior									
Exterior Walls									
Cast in Place Concrete	35%		\$85,700	LIFE		* *	5	\$74,400	
	_		tent : Moderate, Ar all East And West I		ted : 5%				
			an East Ana west F ent, Extent : Moder		. Affaotad . 20	,			
	Location :	-		ше, Агес	і Аујесіей . 57	o			
		_	xtent : Moderate, A	rea Affe	cted : 5%				
	Location :								
		_	derate, Area Affect	ed : 5%					
	Location :								
Fiberglass Panel	32%	Now	\$12,700	2038		* *	5	\$25,500	
	Water Pener	tration, E.	xtent : Moderate, A	rea Affe	cted : 10%				
	Location:	North An	nd West Facades						
Masonry: Brick Cavity	13%	Now	\$21,200	LIFE		* *	5	\$5,500	
			tent : Moderate, Ar		ted : 10%				
	Location :	Emergen	cy Exit At Lunch R	oom					
Metal Panel	5%			2049		* *	5-10	\$14,600	
Pre-Cast Concrete	5%			LIFE		* *	5	\$13,800	
Stucco Cement	5%	0-2	\$3,100	2042		* *	5	\$2,700	
	_	_	Extent: Moderate	-	-				
			evel Bulkhead And		ш	ate ate			
Window Wall	_	Now	\$10,400	2049	. 1 100/	* *	5	\$4,000	
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Rotunda At Lunch Room, Throughout							
Windows	Locuiton .	Koiunaa	At Lunch Room, 11	nougho					
Metal Louvers	5%			2038		* *	10	\$44,400	
No Component	95%			2030			10	ψ.1,100	
Parapets									
Masonry: Brick Cavity	20%			LIFE		* *	5-10	\$13,500	
Metal Panel	20%			2049		* *	5	\$7,600	
Metal Rail	30%	0-2	\$8,100	2042		* *	5	\$21,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Throughout								
			Extent : Light, Area	a Affecte	d: 25%				
	Location:	Through	out						
Pre-Cast Concrete	30%		\$10,800	LIFE		* *	5	\$18,600	
	_	_	Extent: Moderate	, Area A	ffected : 10%				
	Location :	Through	out						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

Architecture		Current Re	pair	Future	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof									
Built-Up (BUR)		d/Misposn, E	\$36,200 Extent : Moderat	2029 e, Area A <u>f</u>	\$120,600 fected : 10%				
			orium Lobby		cc . 1 100/				
	-		Extent : Modera	ite, Area A	ffected: 10%				
		: Throughou							
	Water Penetration, Extent: Moderate, Area Affected: 5% Location: Over Auditorium And Auditorium Lobby, Over Technology Gallery, Around								
			er Main Entran		a.	ology Gal	lery, Around		
Fiberglass Panel	25%		\$2,600	2038	* *	1			
			ent : Moderate, A	Area Affec	ted : 5%				
	Location .	: Around Ro	of Drains						
Modified Bitumen	30%	Now	\$54,300	2029	\$180,900				
	Punct/Tear	/Impact Dan	nage, Extent : M	oderate, A	rea Affected : 5%	ó			
	Location .	: Throughou	t						
	_	n/Split, Exte : Throughou	nt : Moderate, A t	rea Affect	ed : 5%				
			ent : Moderate, 1	Area Affec	ted: 10%				
		: Throughou		1700119700	100. 1070				
D1 D C Ct D 1				2040	* *				
Plaza Roof: Stone Panel			\$4,900	2049					
			ent : Moderate, A	Area А <u></u> IJес	tea : 5%				
		: Throughou							
Sloped Glazing	_	Now	\$78,000	LIFE	* *	5	\$87,100		
			ent : Moderate, A	Area Affec	ted : 20%				
	Location .	: North Wing	g Addition						
Soffits									
Cast in Place Concrete	100%	0-2	\$38,600	LIFE	* *	5	\$67,100		
	Cracking/C	rumbling, E	xtent : Light, Ar	ea Affecte	d : 5%				
	Location: Throughout								
	Paint Peeling, Extent : Light, Area Affected : 15%								
	Location: Throughout								
		_	ent : Light, Area	Affected :	5%				
		: Throughou	-	55					
nterior		0							

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2028	\$434,900	3	\$50,100	
	Worn/Eroc	led, Extent	: Light, Area Affec	ted : 25%	%			
	Location	: Through	out					
Cast in Place Concrete	10%	0-2	\$14,200	LIFE	* *	5	\$29,200	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Af	fected : 10%			
	Location	: Basemen	t Mechanical Room	ns				
Ceramic Tile	5%			2038	* *	5	\$6,700	
Sheet Vinyl/Rubber	25%	Now	\$20,200	2034	* *	5	\$25,000	
•		r/Impact D : 1st Floor	amage, Extent : Mo Cooridor	oderate, 1	Area Affected : 5%	ó		
Terrazzo	25%			LIFE	* *	5	\$52,200	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Vinyl Tile	10%			2034	* *	3	\$5,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$13,000	
Cast in Place Concrete	15%			LIFE	* *	10	\$19,400	
Ceramic Tile	5%			2038	* *	5	\$2,600	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,100	
Fiberglass Panel	25%			LIFE	* *	10	\$3,200	
Glass: Single Pane	5%			LIFE	* *	5	\$3,900	
Gypsum Board	25%			LIFE	* *	5-10	\$22,000	
Metal Panel	5%			LIFE	* *	10	\$1,200	
Wood	5%			LIFE	* *	5	\$20,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

Architecture	Current Repair Future Repla		t N	laintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority	
Interior						
Ceilings	• • • • • • • • • • • • • • • • • • • •			0.0 < - 0.0		
AcousTileSusp.Lay-In	20%	2042	* 5	\$26,700		
	Staining/Discoloring, Extent: Light Location: Throughout					
	Water Penetration, Extent: Moder Location: Throughout	ate, Area Affected : 10%				
Exposed Concrete	15% Now \$32,9	OU LIFE	* * 5	\$3,100		
	Water Penetration, Extent : Moder	==				
	Location : Basement Mechanical	Area				
Exposed Struc: Steel	10%	LIFE *	* 10	\$26,700		
Gypsum Board	15%	LIFE *	* 5-10	\$68,900		
Metal Panel	15%	LIFE *	* * 5	\$50,100		
Metal Tulier	Deteriorated Finish, Extent: Mode Location: Throughout	erate, Area Affected : 10%				
	Staining/Discoloring, Extent: Light Location: Throughout	nt, Area Affected : 10%				
	Water Penetration, Extent : Moder Location : Throughout	ate, Area Affected : 10%				
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location: Throughout	meanyjeciea. 100/0				
	Explanation: Metal Grid System					
No Common and	25%					
No Component	Other Observation, Extent: Light,	Area Affected : 00/				
	Location: 2002 Addition	Area Ajjeciea . 0%				
	Explanation: Sloped Glazing Ov	or				
Site Enclosure	Explanation . Stoped Glazing Ov	er				
Fence/Gates						
Chain Link	30%	2049 *	*			
Exposed Struc: Steel	15%		*			
Emposed Stract Steel	Other Observation, Extent: Light,					
	Location: Throughout Activity Y	==				
	Explanation : Metal Panel Wall					
Iron Picket	55%	2064 *	*			
Holl I leket	Deteriorated Finish, Extent: Light	2004				
	Location: Throughout	, Area Affectea . 1570				
Free Standing Walls	Location . Throughout					
Cast in Place Concrete	50%	2064 *	*			
	50% Now \$2,7		*			
Masonry: Brick	Cracking/Crumbling, Extent: Mod Location: Main Entrance	00 2049				
Retaining Walls						
Cast in Place Concrete	100%	2064 *	*			
	Other Observation, Extent: Light,					
		JJ				
	Location : Near Loading Dock					

Site Pavements

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

rchitecture	Current F	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
e Pavements								
Public Sidewalk								
Cast in Place Concrete	100% 0-2	\$17,500	2042	* *				
	Cracking/Crumbling,		e, Area Affected	: 5%				
	Location: Throughout							
	Misaligned/Bulging, I		a Affected : 5%					
	Location: Through		1.00	.0./				
	Sinking/Subsiding, Ex Location: Through		rea Affected : 3	%				
On-Site Walkways	Location . Intought	ж						
Cast in Place Concrete	38% Now	\$65,200	2042	* *				
Cast III I lace Collected	Cracking/Crumbling,			. 5%				
	Location : Near Act		,, 11, 00 11, 10000	. 570				
Cast in Place Concrete	32%		2049	* *				
Metal	2% Now	\$47,500	2039	* *	1-3	\$36,500		
1victur	Surface Wearing/Scal			cted : 50%	1 3	\$30,300		
	Location : By Gener	_						
Metal	3%		2059	* *	1-3	\$71,600		
Pavers/Stone	25% Now	\$90,100	2038	* *				
	Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location: Main Entrance							
	Ponding, Extent: Moderate, Area Affected: 20%							
	Location : Main En							
	Other Observation, E.		Area Affected :	10%				
	Location : Main En							
D 1: /D:	Explanation: Clog	Trench Drain						
Parking/Driveway	69% Now	¢150.600	2029	* *				
Asphalt		\$150,600 Extent: Moderate	2038					
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Location: Inrougnout Potholes, Extent: Moderate, Area Affected: 5%							
	Location: Through							
Asphalt	31%		2044	* *				
Activity Yard								
Cast in Place Concrete	20%		2042	* *				
Rubber Matting	80%		2034	* *				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical	Current Repair	Futur	e Replacement	M		
System Component	% of Fail Date Estimated Cos		Estimated Cost		Estimated Cost	Priority
Туре	Total (Years)	FY		(Yrs)		
Under 600 Volts		•				
Service Equipment						
Fused Disc Sw	95%	2029	\$40,700	5	\$600	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 6000 Ampere					
Photovoltaic Panel(s)	5%	2032	* *	1		
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Auditorium					
	Explanation : 3- 60 Ampere Fused L	Disconnect	Switches Serving T	The Photo	ovoltaic Cells	
Switchgear / Switchboard						
Fused Disc Sw	60%	2029	\$49,900	5	\$400	
Fused Disc Sw	30%	2049	* *	5	\$200	
Molded Case Bkrs	10%	2049	* *	5	\$400	
Raceway						
Conduit	70%	2029	\$59,300	1		
Conduit	30%	2049	* *	1		
Panelboards						
Fused Disc Sw	10%	2028	\$6,900	5	\$400	
Molded Case Bkrs	35%	2028	\$24,000	5	\$1,400	
Molded Case Bkrs	55%	2045	* *	5	\$2,200	
Wiring						
Braided Cloth	15% 2-4 \$12,500		* *	1		
	Insulation Aged, Extent : Moderate, A	rea Affecte	ed : 100%			
	Location : Original Wing					
Thermoplastic	30%	2049	* *	1		
Thermoplastic	55%	2029	\$45,800	1		
Motor Controllers						
Locally Mounted	38%	2027	\$22,600	5	\$400	
Locally Mounted	10%	2042	* *	5	\$100	
Motor Control Center	50%	2027	\$224,400	5	\$2,100	
Variable Frequency	2%	2042	* *			
Drive						
Ground						
Grounding Devices	1000/		ats ats	_	4.5 00	
Generic	100%	LIFE	* *	5	\$4,500	
Stand-by Power						
Transfer Switches	1000/	2027	¢0 100	1	¢47.200	
Automatic	100%	2027	\$9,100	1	\$47,200	
Generators	1000/	2025	¢((200	1	Ø50 500	
Diesel	100% Other Observation Extent : Light An	2025	\$66,300	1	\$59,500	
	Other Observation, Extent: Light, Are		. 100%			
	Location: Yard Adjacent To The Bu	_	blo Namonlata D	tina Car	acity	
Dattarias	Explanation: Emergency Generator	ivo Availa	ые татеріате Кат	ung Cape	испу	
Batteries	100%	2020	¢1 500	5	¢5 700	
Lead/Acid	100/0	2020	\$1,500	5	\$5,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Electrical	Current Repair	Futu	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	1000/	2022	* *	_	Φ4. 7 00	
Main Tank	100% Other Observation, Extent: Light, Ard Location: Outside Explanation: 200 Gallon Rated Cap			5	\$4,500	
Lighting						
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$42,200	
	T-8 Lamps And Fixtures, Extent : Light Location : New Wing Offices	ht, Area Af	fected : 100%			
Fluorescent	10%	2024	\$50,700	10	\$14,100	
	T-12 Lamps And Fixtures, Extent : Lig Location : Ramp And Mechanical R	-	· ·			
Fluorescent	10%	2034	* *	10	\$14,100	
	Compact Fluorescent Light, Extent : I Location : Throughout The Building	_	Affected: 100%		·	
HID	2%	2024		10	\$100	
Incandescent	20%	2029	\$379,900	2	\$700	
	Other Observation, Extent: Light, Ard Location: Exhibit Areas Explanation: Floodlights And Spot	Lights				
LED	28% Other Observation, Extent: Light, Ard Location: Exhibit Areas Explanation: LED Lighting For Exh		**!: 100%			
Egress Lighting	Explanation . ELD Eighting I of Ext					
Emergency, Service	45%	2024	\$34,700	1		
Emergency, Service	10%	2034	* *	1		
Emergency, Battery	5%	2024	\$10,600	10	\$1,900	
Exit, LED	30%	2057	* *	1		
Exit, Service	10%	2024	\$4,200	1		
Exterior Lighting						
HID	100%	2024	\$591,700	10	\$500	
Lightning Protection Arresters/Cabling						
Generic	100%	2032	* *	5	\$4,500	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$142,200	1	\$17,200	
Fire/Smoke Detection						
No Component	70%	2020	# 40 < 000	1.0	#20.20	
Generic, Digital	30%	2029	\$486,800	1-3	\$29,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	100%		2040	* *	1		
Natural Gas Conversion Equipment	100%		2049		1		
Steam Boiler	100% 0-2 Malfunctioning, Exte Location: One Of Conter Observation, E Location: Boiler R	Two Boilers In The Extent : Light, Area	Boiler R	oom	1	\$136,800	
	Explanation: 2 Un						
Distribution	Υ						
Hot Wtr Piping/Pump	20% 0-2 Leak Evident, Extent Location: Water Po Malfunctioning, Exte Location: Hot Wat	ump In The Boiler nt : Severe, Area A	Room ffected :		4	\$1,500	
Central Plant Steam Piping/Pmp	80% 0-2	\$198,700	2029	\$1,986,800	4	\$6,100	
	Obsolete Equipment,						
	Location: Vacuum						
	Steam Traps Faulty,		ea Affecto	ed : 50%			
T ' 1D '	Location: Various	Areas					
Terminal Devices Air Handler	45% 0-2 On Extended Life, Ex Location : Fan Roo				1 ce	\$38,400	
Air Handler	40%		2029	\$825,300	1	\$38,000	
Convector/Radiator	15%		2034	**	1	\$7,400	
Air Conditioning Energy Source						¥1,7 11	
Electricity	100%		2037	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	66%		2024	\$822,000	1	\$47,000	
comp. comvi	R-22 Refrigerant, Ex. Location : Basemer		Affected :	100%			
Reciprocating Compr/Chiller	34% Now	\$21,200	2029	\$423,500	1	\$21,800	
comp. cm.v.	Not in Service, Exten Location : AC Roon R-134a Refrigerant, 1	n					
	Location : AC Roon		33				
Distribution CW & CHW Wtr Pipe/Pump	100% Now	\$8,900	2039	**	4	\$7,600	
-	Malfunctioning, Exte Location : Valves, V		a Affected	1:30%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2366

Mechanical	Current Repair		Future Rep	olacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Terminal Devices Air Handler/Cool/Ht	60% On Extended Life, Exten Location : Fan Rooms	t : Light, Area Affe	2024 ected : 100%	\$987,400 6	1	\$57,000		
Air Handler/Cool/Ht	40%	2	2029	\$658,300	1	\$38,000		
Heat Rejection Water Cooling Tower	100%	2	2030	* *	2	\$154,500		
Ventilation Distribution Ductwork/Diffusers	100% Now Unit Inoperable, Extent Location : Dampers, V	: Severe, Area Affe	LIFE ected : 20%	* *	2-5	\$85,600		
Exhaust Fans Interior	90% 0-2 Malfunctioning, Extent Location : Boiler Roon	· Severe, Area Affe		\$469,800	2	\$3,400		
Roof	10%	2	2029	\$24,400	2	\$500		
Plumbing H/C Water Piping Brass/Copper	100%		2039	* *	1			
Water Heater Electric	20% Other Observation, Exte Location : Various Are	ent : Light, Area A <u>f</u>	2024 fected : 20%	\$25,900	4	\$300		
Gas Fired	Explanation : Several 80% Other Observation, Exte Location : Boiler Roon Explanation : 100 Gal	ent : Light, Area A <u>f</u> n	2022	\$71,600	2	\$1,800		
Sanitary Piping Cast Iron	100%	I	LIFE	* *	1			
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, Exte Location: Water Back Leak Evident, Extent: S Location: 1st Floor N	ent : Moderate, Ar sup At Front Entra severe, Area Affecte	nce	**	1			
Sump Pump(s) Non-Submersible	100% Other Observation, Exte Location : Basement Explanation : Duplex	ent : Light, Area A <u>j</u>	2034 fected : 100	**	4	\$3,200		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK HALL OF SCIENCE

Asset #: 2366

Mechanical	Current Repair	Future Repla	acement	M					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sewage Ejector(s)									
Electric	100% Now	\$800 2034	* *	4	\$6,100				
	Not in Service, Extent: Severe	e, Area Affected : 50%							
	Location: Auto Operation								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation: Duplex Units								
Backflow Preventer									
Generic	100%	2034	* *	1	\$9,400				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent : L	ight, Area Affected : 100%	ó						
	Location: Basement To 2nd floor								
	Explanation: Two Units, Or	ne Out Of Service Due To	Control Me	odule Noi	t Available				
Fire Suppression									
Standpipe									
Generic	100%	2039	* *	1-5	\$77,400				
Sprinkler									
Generic	100%	2039	* *	1-2	\$43,000				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK PUBLIC THEATRE

Address : 425 LAFAYETTE ST. (NEAR ASTOR PL.)

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 87,873 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 544 Lot : 16 BIN : 1008774

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$80,600	\$201,700
Interior Architecture		\$633,400
Electrical	\$97,900	\$1,163,200
Mechanical	\$30,400	\$787,600
Total	\$208,900	\$2,785,900
Importance Code A	\$80,600	\$201,700
Importance Code B	\$128,300	\$2,434,500
Importance Code C		\$149,700
Total	\$208,900	\$2,785,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,400	\$1,800		\$6,700
Interior Architecture	\$90,500	\$8,900	\$9,000	\$19,300
Electrical	\$26,000	\$16,700	\$17,700	\$40,600
Mechanical	\$29,300	\$29,100	\$23,200	\$44,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$157,100	\$64,300	\$57,800	\$118,800
Importance Code A	\$9,400	\$7,900	\$6,100	\$13,000
Importance Code B	\$147,600	\$56,400	\$51,700	\$105,800
Importance Code C				
Total	\$157,100	\$64,300	\$57,800	\$118,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Architecture		Current Repair		Futur	e Replacement	М	aintenance		
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Component Type	Total	(Years)		FY		(Yrs)			
Exterior									
Exterior Walls									
Masonry: Brick	40%			LIFE	* *	5	\$53,600		
Masonry: Brick	28%			LIFE	* *	5	\$37,500		
Masonry: Brownstone	25%			LIFE	* *	5	\$25,100		
Metal Panel	5%			2054	* *	5-10	\$46,100		
Stucco Cement	2%			2045	* *	5	\$6,700		
Windows	270			2043		3	\$0,700		
Aluminum	25%			2036	* *	5	\$3,700		
Wood	75%			2030	* *	5	\$110,500		
-	1370			2044		3	\$110,500		
Parapets Massamus Driels	75%			LIFE	* *	5	\$7,100		
Masonry: Brick	15%			LIFE	* *	5	\$7,100		
Masonry: Brownstone Metal Cornice	5%			2043	* *	10	\$3,400 \$1,500		
Metal Rail	5% 5%			2043	* *	5-10	\$8,600		
	370			2033		3-10	\$6,000		
Roof Single Ply Membrane	100%			2033	* *	10	¢00,600		
single Ply Memorane nterior	100%			2033		10	\$80,600		
Floors Carpet	20%	Now	\$74,700	2029	\$373,700	3	\$39,500		
Carpet			: Severe, Area Affe			3	\$39,300		
		iea, Exieni : Anspach		eciea . 1.	770				
		. Ангрисп	er Theulre	2025	ate ate				
Ceramic Tile	5%			2037	* *	5	\$6,600		
Granite Panels	10%			LIFE	* *	5	\$9,900		
Terrazzo	10%			LIFE	* *	5	\$10,300		
Vinyl Tile	35%			2028	\$435,600	3	\$17,300		
Vinyl Tile	15%			2036	* *	3	\$7,400		
Wood	5%			2063	* *	5	\$12,300		
Interior Walls									
Gypsum Board	10%			LIFE	* *	5	\$21,900		
Masonry: Brick	10%			LIFE	* *				
Marble Panels	5%			LIFE	* *				
Plaster	65%			LIFE	* *	5	\$71,200		
Plaster	5%			LIFE	* *	5	\$5,500		
Wood	5%			LIFE	* *	5	\$73,000		
Ceilings									
AcousTileSusp.Lay-In	10%			2041	* *	5	\$12,800		
Exposed Struc: Steel	5%			LIFE	* *				
Glass: Susp Panels	15%			LIFE	* *				
Masonry: Vault Struct	10%			LIFE	* *				
Plaster	35%			LIFE	* *	5	\$28,100		
Plaster	15%	2-4	\$15,700	LIFE	* *	5	\$12,000		
	Cracking/	Crumbling,	Extent : Moderate		fected : 5%		-		
	_	: Anspach							
Plaster	10%			LIFE	* *	5	\$8,000		
ite Enclosure	1070						Ψο,σσο		
Fence/Gates									
Iron Picket	100%			2063	* *				
tote: All component repairs \$ estim		rrent dollar	s and are not escalat		ential future inflatio	n			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2378

Architecture	Current Re	epair Fι	iture Replacement	Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Ye	ar Estimated Cost Y	Cycle Estimated Co (Yrs)	st Priority
Site Pavements					
Public Sidewalk					
Cast in Place Concrete	100%	204	4 5 * *	:	
On-Site Walkways					
Cast in Place Concrete	100%	204	* *	:	

ectrical	Current Repair			Futur	e Replacement	Maintenance			
stem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	50%			2028	\$4,600	5	\$200		
			tent : Moderate, I	Area Affe	ected : 100%				
		: Electrical							
		tion : Main S	Service Disconnec		Rated At 3000 Am	•			
Fused Disc Sw	50%			2048	* *	5	\$200		
			tent : Light, Area	Affected	: 100%				
		: Electrical							
	Explanat	ion : Main S	ervice Disconnec	ct Switch	Rated At 4000 Am	peres.			
Transformers	1000/			2041	* *	-	#200		
Dry Type	100%	amatian En	tout Light Aug	2041		5	\$300		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room #2								
			Kva, 208/480v						
Switchgear / Switchboard	Explanal	ion : 2- 300	Kva, 200/400v						
Fused Disc Sw	50%			2028	\$27,200	5	\$200		
r used Disc 5W		ervation. Ex	tent : Moderate, 1			3	Ψ200		
	Location : Electrical Room #1								
	Explanat	ion : 4- Vert	ical Sections						
Fused Disc Sw	50%			2048	* *	5	\$200		
		ervation, Ex	tent : Moderate, 1		ected : 100%		4		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room #2								
	Explanat	ion : 2- Vert	ical Sections						
Raceway									
Conduit	70%			2028	\$41,700	1			
Conduit	30%			2048	* *	1			
Panelboards								·	
Fused Disc Sw	15%			2044	* *	5	\$300		
Molded Case Bkrs	40%			2044	* *	5	\$900		
Molded Case Bkrs	45%			2036	* *	5	\$1,000		
Wiring			.			_			
Braided Cloth	25%	2-4	\$14,000	2053	**	1			
		-	t : Moderate, Are ut The Building	ea Affecte	ed : 100%				
Thermoplastic	30%			2048	* *	1			
Thermoplastic	45%			2038	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE

Asset #: 2378

Electrical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts Motor Controllers Locally Mounted Variable Frequency Drive	10% 90%			2041 2041	**	5	\$100		
Ground Grounding Devices									
Generic	100%			LIFE	* *	5	\$1,300		
Stand-by Power							+ 5=		
Transfer Switches									
Automatic	50%			2041	* *	1	\$13,500		
Automatic	50%			2026	\$5,000	1	\$13,500		
Generators Diesel	Location	: Generate	xtent : Moderate, . or Room gency Generator I			1	\$34,000		
Batteries	Explanal	ton . Emer	sency Generalor 1	tarea i i i	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Lead/Acid	100%			2021	\$1,700	5	\$3,300		
Fuel Storage	10070				\$1,700		\$2,200		
Day Tank	Location	: Generate	xtent : Moderate, . or Room ameplate Rating C		\$3,600 ected : 100%	5	\$8,200		
Main Tank	50%	ion . Ivo Iv	amepiate Kating C	2031	* *	5	\$1,300		
	Other Obs Location	: Basemen	xtent : Moderate, . t Gallon Capacity			3	\$1,300		
Lighting									
Interior Lighting	100/			2022	¢07.000	1.0	ΦΩ 100		
Fluorescent	-		ures, Extent : Mod out The Building	2023 Jerate, Ar	\$97,900 ea Affected : 100%	10	\$8,100		
Fluorescent			res, Extent : Light, out The Building	2033 Area Aff	* * fected : 100%	10	\$16,100		
Fluorescent	-	Fluorescent : Hallway:	Light, Extent : Lig	2033 ght, Area	* * Affected : 100%	10	\$4,000		
Fluorescent	5% T-5 Lamps		res, Extent : Light,	2036 Area Aff	* * fected : 100%	10	\$4,000		
LED	60%			2036	* *				
Egress Lighting	0070			2030					
Emergency, Service	40%			2028	\$19,200	1			
Emergency, Battery	10%			2028	\$13,200	10	\$2,100		
Exit, LED	50%			2056	**	1	 ,0		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2378

Electrical	Current Repair	Future Re	placement	M			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Exterior Lighting							
LED	20%	2036	* *				
No Component	80%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2033	* *	1	\$9,900		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Lobby And Hallwa	ys					
	Explanation : CCTV Surveilla	nce Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2028	\$1,012,900	1-3	\$54,200		
_	Other Observation, Extent: Mo	derate, Area Affected	: 100%				
	Location: Throughout The Bu	iilding					
	Explanation: Strobe Lights, M	Aanual Pull Stations, A	Alarm Bells, S	Smoke De	etectors And Horns		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Furnace	60%	2033	* *	1	\$26,100	
	Other Observation, Extent: Light, Art Location: Roof Explanation: 3 Roof Top Package U		: 60%			
Steam Boiler	40%	2033	* *	1	\$34,800	
	Other Observation, Extent : Light, Arc Location : Basement Explanation : 1 Unit		: 100%		V S S S S S S S	
Distribution						
Steam Piping/Pump	30%	2028	\$121,500			
	Steam Traps Faulty, Extent : Severe, A Location : Various Locations	Area Affect	ed : 15%			
No Component	70%					
Terminal Devices						
Air Handler	10%	2033	* *	1	\$5,400	
Convector/Radiator	10%	2026	\$49,000	1	\$2,800	
Fan Coil Unit/Heat	10%	2028	\$137,200	1	\$2,800	
No Component	70%					
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2378

Mechanical		Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment	200/			•••	di di		010.000		
Reciprocating	30%			2033	* *	1	\$12,200		
Compr/Chiller	Oth on Oh	amatian Em	tant . I iaht Ana	1 A CC 0 04 0 d	1.200/				
		ervanon, Ex : Basement	tent : Light, Area	Ајјестеа	2:30%				
			stacks Unit, R-4	10a					
End Dlag Huid		uon . 1 muuu	siacks Onli, K-4.		* *	2	\$2.000		
Ext Pkg Unit - Heating/Cooling	70%			2033		2	\$3,800		
reating/Cooling	R-134a Ra	efriaerant Fr	tent : Light, Ared	a Affecte	d · 75%				
		: 6 Units, R	_	и Ајјестес	u. 7570				
Distribution	Locuitor	. o omis, Ri	70)						
CW & CHW Wtr	30%			2038	* *	4	\$1,300		
Pipe/Pump	3070			2030		7	Ψ1,500		
No Component	70%								
Terminal Devices	7070								
Air Handler/Cool/Ht	20%			2033	* *	1	\$10,900		
Fan Coil - 4 Pipe	10%			2028	\$214,500	1	\$2,800		
No Component	70%			_0_0	Ψ=1 .,ε σ σ	•	\$2,000		
Heat Rejection	, 0, 0								
Air Cooled Condenser	70%			2033	* *	2	\$42,800		
Unit	, , , ,			_000		_	ψ . = ,000		
Water Cooling Tower	30%			2029	\$104,300	2	\$26,500		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000		
Exhaust Fans									
Interior	30%			2033	* *	2	\$800		
Roof	20%			2023	\$30,400	2	\$500		
Roof	50%			2033	* *	2	\$1,300		
Plumbing									
H/C Water Piping									
Brass/Copper	80%			2038	* *	1			
Galvanized Steel	20%			2026	\$80,400	1			
Water Heater									
Electric	70%			2026	\$56,500	4	\$400		
Electric	30%			2028	\$24,200	4	\$200		
Sanitary Piping									
Cast Iron		Now	\$13,400	LIFE	* *	1			
	_	0.0	tent : Severe, Arc		ed : 5%				
	Location	: North Side	Of The Basemer	nt					
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2023	\$14,000	4	\$1,900		
Backflow Preventer									
Generic	100%			2033	* *	1	\$5,400		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2378

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ıt, Area Affected : 100	0%			
	Location: Basement, 1, 1 Mezz	zanine, 2, 2 Mezzanin	e, 3rd Floor			
	Explanation: 2 Units. (1 Is Un	der Repair)				
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$24,600	
Fire Pump						
Generic	100%	2031	* *	1	\$16,400	
Chemical System						
Generic	100%	2026	\$29,100	1-3	\$4,000	
	Other Observation, Extent : Ligh	nt, Area Affected : 100	0%			
	Location: Kitchen					
	Explanation: 1 Set					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Address : CENTRAL PARK 79TH ST. AND WEST DRIVE

Area Sq Ft : 1,250 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-Jul-2017 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors 1

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$500		\$16,400
Interior Architecture			\$200	
Electrical		\$100		
Mechanical	\$600		\$200	\$800
Total	\$600	\$600	\$500	\$17,300
Importance Code A	\$100	\$500	\$100	\$16,400
Importance Code B	\$600	\$100	\$200	\$900
Importance Code C			\$200	
Total	\$600	\$600	\$500	\$17,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset #: 2971

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal Panel	100%		2038	* *	5-10	\$25,500	
Windows							
Aluminum	50%		2036	* *	5	\$100	
Metal Louvers	50%		2031	* *	10	\$500	
Roof							
Metal Panel	100%		2033	* *	10	\$9,400	
Interior							
Floors							
Cast in Place Concrete	95%		LIFE	* *	5	\$4,500	
Ceramic Tile	5%		2037	* *	5	\$100	
Interior Walls							
Ceramic Tile	10%		2037	* *	5	\$400	
Gypsum Board	10%		LIFE	* *	5	\$200	
No Component	80%						
Ceilings							
Exposed Struc: Steel	100%		LIFE	* *			

Electrical	Current Repa	ir Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year Est FY		Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5		
Wiring						
Thermoplastic	100%	2038	* *	1		
Lighting						
Interior Lighting						
Fluorescent	95%	2028	\$2,900	10	\$1,100	
	T-8 Lamps And Fixtures, 1 Location : Throughout T	Extent : Moderate, Area Af The Building	fected : 100%			
LED	5%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$200	
Exit, LED	50%	2063	* *	1		
Exterior Lighting						
HID	10%	2036	* *	10		
LED	20%	2036	* *			
No Component	70%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE SERVICE SHED

Asset #: 2971

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Security System				
Generic	100%	2028 \$4,200	1 \$500	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: CCTV Surveillance Car	meras		

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment						*	
Heat Pump Air Source			2026	1 1000/	2	\$400	
		ion, Extent : Light, Area	Affectea	! : 100%			
	Location: 1st						
	Explanation:	2 Units					
Air Conditioning							
Energy Source	1000/		2026	* *	1		
Electricity	100%		2036		1		
Conversion Equipment	70%		2028	\$19,500			
Split Unit		ion, Extent : Light, Area		· ·			
		ion, Exieni : Ligni, Area rious Locations	Ајјестеа	1: 70%			
	Explanation:						
**** 1 /*** 11 T **		2 Units	2022	Φ000	1		
Window/Wall Unit	30%		2023	\$800	1		
Terminal Devices	700/		2029	¢21 400	1	\$200	
Fan Coil - 4 Pipe	70% 30%		2028	\$21,400	1	\$300	
No Component Ventilation	30%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$700	
Exhaust Fans	10070		LIFE		2-3	\$700	
Roof	100%		2028	\$2,200	2		
Plumbing	10070		2020	\$2,200			
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater	10070		2030				
Electric	100%		2026	\$1,100	4		
Sanitary Piping	10070		2020	Ψ1,100	•		
Cast Iron	100% No	s \$500	LIFE	* *	1		
Cust Hon		ged, Extent : Severe, Ar		ed : 10%	1		
		ter Backs Up When It R					
Fixtures		r					
Generic	100%						
·							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Address : CENTRAL PARK 79TH ST. AND WEST DRIVE

 Borough
 : MANHATTAN
 Agency's Number
 : M010-256D

 Program / Asset #
 : DCA0019.010 / 2590
 Yr Built/Renovated
 : 1960 / 1992

Area Sq Ft : 37,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-Jul-2017 Landmark Status : HISTORICAL LANDMARK DISTRICT

Areas Surveyed : Roof, Floors OG

Block : 1111 Lot : 1 BIN : 1083810

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$69,900	\$69,900
Electrical		\$664,700
Mechanical		\$166,900
Total	\$69,900	\$901,500
Importance Code A	\$69,900	\$123,100
Importance Code B		\$778,400
Total	\$69,900	\$901,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$500		\$1,900
Interior Architecture				\$30,300
Electrical	\$1,000	\$1,200	\$1,300	\$1,400
Mechanical	\$6,400	\$400	\$900	\$7,300
Total	\$7,500	\$2,100	\$2,200	\$41,000
Importance Code A	\$200	\$500	\$300	\$2,000
Importance Code B	\$7,300	\$1,600	\$1,900	\$39,000
Importance Code C				
Total	\$7,500	\$2,100	\$2,200	\$41,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Architecture		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	40%		LIFE	* *	5	\$11,700	
Wood	60%		2041	* *	5	\$139,800	
Parapets							
Metal Rail	5%	ı	2041	* *	5-10	\$800	
	Other Ob.	servation, Extent : Moderate, .	Area Affe	ected : 100%			
	Location	ı : Over Control Booth					
	Explana	tion : Pipe Railing					
No Component	95%	ı					
Roof							
Single Ply Membrane	25%		2033	* *	10	\$1,900	
No Component	75%						
Soffits							
Wood	100%		2045	* *	5		
terior							
Floors							
Cast in Place Concrete	20%		LIFE	* *	5	\$17,700	
Wood	80%	ı	2043	* *	5	\$60,700	
	Other Observation, Extent: Moderate, Area Affected: 80%						
	Location	า : Outdoor Seating Area					
	Explana	tion : This Floor Is The Outdo	or Seatii	ıg Area			
Interior Walls	·						
Cast in Place Concrete	10%		LIFE	* *			
Concrete Masonry Unit	85%		LIFE	* *	5	\$2,400	
Gypsum Board	5%		LIFE	* *	5	\$200	
Ceilings							
Exposed Struc: Steel	25%	ı	LIFE	* *			
No Component	75%						
ite Pavements							
On-Site Walkways							
Cast in Place Concrete	60%		2041	* *			
Pavers/Stone	40%		2037	* *			

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Co (Yrs)	st Priority	
Over 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2028 \$53,200	3 \$10)	
	Other Observation, Extent : Moderate, Area Affected : 100%				
	Location: Electrical Room				
	Explanation : No Available Nameplate	e Ratings			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Electrical	Current Repair	Future Replacement	N	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts						
Transformers						
Dry Type	100%	2026 \$153,000	3	\$300		
	Other Observation, Extent : Moderat	te, Area Affected : 100%				
	Location : Electrical Room					
P. 1	Explanation : 500 Kva, 4160/208/1	20 Volts				
Feeders	1000/	2027 \$17.200	١ 1			
Cable	100%	2027 \$17,200) 1			
Raceway Conduit	100%	2028 \$45,600	١ 1			
Under 600 Volts	100%	2028 \$45,600	1			
Service Equipment Fused Disc Sw	100%	2028 \$2,800) 5	\$200		
Fused Disc Sw	Other Observation, Extent : Moderat	. ,	, 3	\$200		
	Location : Electrical Room	e, Area Ajjeciea . 100/0				
	Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.					
Switchgear / Switchboard	Explanation : Main Service Discon	neci Swiich Kaiea Ai 2000 A	nperes.			
Fused Disc Sw	50%	2028 \$18,000	5	\$100		
Molded Case Bkrs	50%	2038 **		\$500		
Raceway	3070	2030		Ψ500		
Conduit	80%	2028 \$27,900) 1			
Conduit	20%	2038 **				
Panelboards	2070	2030				
Molded Case Bkrs	50%	2036 **	• 5	\$500		
Molded Case Bkrs	50%	2027 \$12,500	-	\$500		
Wiring	00,0					
Thermoplastic	100%	2038 **	1			
Ground	10070					
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	10%	2028 \$41,800	10	\$3,400		
	T-8 Lamps And Fixtures, Extent: Mo					
	Location : Offices					
Fluorescent	20%	2028 \$83,600	10	\$6,900		
	Other Observation, Extent : Moderat			40,000		
	Location: Throughout The Building					
	Explanation : Compact Fluorescen	t Lamps				
HID	70%	2028 \$199,200	10	\$900		
Egress Lighting				4,00		
Emergency, Battery	50%	2028 \$20,300	10	\$3,300		
Exit, LED	50%	2063 **		ΨΕ,Ε 00		
Exterior Lighting						
LED	30%	2036 **	:			
No Component	70%					
Alarm	1070					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	30%					
Generic	70%	2028	\$88,400	1	\$9,800	
	Other Observation, Extent: Moderate,	Area Affect	ted : 100%			
	Location : Inside And Outside					
	Explanation: CCTV Surveillance Car	neras				

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	10%		2038	* *	1		
No Component	90%						
Conversion Equipment							
Heat Pump Air Sourced	10%		2026		2	\$1,200	
	Other Observation, Ex	-	Affected	: 10%			
	Location: Various A	reas					
	Explanation: 5 Units	5					
No Component	90%						
Terminal Devices							
Fan Coil Unit/Heat	10%		2028	\$5,900	1	\$1,200	
No Component	90%						
Air Conditioning							
Energy Source							
Electricity	20%		2036	* *	1		
No Component	80%						
Conversion Equipment							
Split Unit	20%		2028	\$166,900			
	Other Observation, Ex	tent : Light, Area	Affected	: 20%			
	Location : Various L	ocations					
	Explanation: 13 Uni	ts, R-134					
No Component	80%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2028	\$14,900	1	\$1,200	
Fan Coil - 4 Pipe	10%		2028	\$18,300	1	\$1,200	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$2,100	
No Component	90%						
Exhaust Fans							
Interior	10%		2028	\$13,900	2	\$100	
No Component	90%						
Plumbing							

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NEW YORK PUBLIC THEATRE DELACORTE THEATRE - 1900 SEATS

Asset #: 2590

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	20% Now	\$5,800 2038	* *	1		
	Corroded, Extent: Severe,	Area Affected : 10%				
	Location : And Leaking A	t Water Main Valve.				
No Component	80%					
Water Heater						
Electric	20%	2023	\$6,900	4		
	Other Observation, Extent	: Light, Area Affected	: 20%			
	Location: Various					
	Explanation: 4 Units					
No Component	80%					
Sanitary Piping						
Cast Iron	20%	LIFE	* *	1		
No Component	80%					
Fixtures						•
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - FY 2019 Print Date: 19-Sep-2018

Asset Name : NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST. **Borough** : BROOKLYN Agency's Number : N/A

Program / Asset # : DCA0009.260 / 14750 Yr Built/Renovated : 2006 / 2014

Area Sq Ft : 35,000 **Project Type** : CULTURAL AFFAIRS

Date of Survey Landmark Status : NONE : 16-Apr-2015

Areas Surveyed : Roof, Floors 1,2

Block : 8698 BIN Lot

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$63,500
Mechanical		\$118,600
Total		\$182,000
Importance Code A		\$182,000
Total		\$182,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,100		\$3,300	\$7,100
Interior Architecture		\$3,100	\$2,100	\$14,500
Electrical	\$6,000	\$36,400	\$4,600	\$3,800
Mechanical	\$3,100	\$2,200	\$5,100	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,100	\$45,600	\$18,900	\$35,800
Importance Code A	\$32,100	\$1,500	\$5,300	\$8,500
Importance Code B	\$11,000	\$44,100	\$13,600	\$27,300
Importance Code C				



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_	****	
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,100	
Masonry: Brick Cavity	40%			LIFE	* *	5	\$26,000	
Metal/Glass Curt Wall	9%			LIFE	**	5	\$11,000	
Metal Panel	1% 5%			2052 2043	* *	5-10	\$4,500	
Metal: Cage/Fence Pre-Cast Concrete	30%			LIFE	* *	5 5	\$14,200 \$63,500	
Windows	3070			LIFE			\$03,300	
Aluminum	85% Hardware	2-4 Missing, E	\$25,400 Extent : Moderate, A	2048 Area Affe	* *	5	\$5,900	
		: Through						
Metal Louvers	15%			2039	* *	10	\$13,100	
Parapets	1370			2007		10	ψ15,100	
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,000	
Masonry: Brick Cavity	50%			LIFE	* *	5	\$2,100	
Pre-Cast Concrete	30%	Now	\$4,700	LIFE	* *	5	\$8,000	
	Broken/Mi	issing Elem	nents, Extent : Mod jacent To Shark Ta	erate, Ar	rea Affected : 5%	-	+0,000	
		r Miss/Eroc : Through	d, Extent : Severe, A out	Area Affe	ected : 20%			
Roof								
Single Ply Membrane	75%			2034	* *	10	\$13,700	
Skylight, Plastic	25%			2039	* *	1		
		ervation, E : Shark Ta	Extent : Light, Area unk	Affected	! : 100%			
	Explana	tion : Plexi	glas/aluminum Fra	me				
Interior								
Floors	1.50/			2027	¢00 000	2	£0.200	
Carpet Cast in Place Concrete	15% 35%			2027 LIFE	\$80,800	3	\$9,300	
Steel Grating	10%			2052	* *	5 1	\$31,600	
Steel Grating		ervation F	Extent : Light, Area		· 100%	1		
			t To Shark Tank	Пусстей	. 10070			
		=	inum Decking					
Vinyl Tile	40%		THE DECKING	2034	* *	3	\$6,200	
Interior Walls	7070			2034			\$0,200	
Cast in Place Concrete	5%			LIFE	* *			
cust in 1 face concrete		ervation. E	Extent : Light, Area		! : 100%			
		: Shark To	_	33				
			Of Tank Walls					
Concrete Masonry Unit	55%		3	LIFE	* *	5	\$14,800	
Fiberglass Panel	10%			LIFE	* *	5	Ψ11,000	
r rootglass r arier	Other Obs	ervation, E : Shark Ta	Extent : Light, Area unk		! : 100%			
	Explana	tion : Curv	ed Plexi					
Gypsum Board	30%			LIFE	* *	5	\$12,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	70%	2043	* *	5	\$28,900	
Exposed Struc: Steel	5%	LIFE	* *			
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location: Throughout					
	Explanation: Metal Decking					
Exposed Struc: Wood	5%	LIFE	* *			
Gypsum Board	20%	LIFE	* *	5	\$10,300	

Electrical	Current Repair	Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$200	
	Other Observation, Extent: Mode	erate, Area Affec	cted : 100%			
	Location: Electrical Room					
	Explanation : Main Service Swi	tch Rated At 200	00 Amperes.			
Transformers						
Dry Type	100%	2039	* *	5	\$100	
	Other Observation, Extent: Mode	erate, Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation : 112.5kva, 480/27	7/208 Volts				
Switchgear / Switchboard						
Fused Disc Sw	50%	2046	* *	5	\$100	
Molded Case Bkrs	50%	2046	* *	5	\$500	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$100	
Molded Case Bkrs	90%	2042	* *	5	\$800	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$10,800	
Generators						
Natural Gas	100%	2035	* *	1	\$13,600	
	Other Observation, Extent: Mode	erate, Area Affec	cted : 100%			
	Location: Roof					
	Explanation: Emergency Gener	ator Rated At 1.	50kw			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	100%	2020	\$1,500	5	\$1,300	
Lighting Interior Lighting						
Fluorescent	99%	2031	* *	10	\$31,800	
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Are	a Affected : 100%			
	Location : Throughout The	e Building				
Fluorescent	1%	2031	* *	10	\$300	
	Compact Fluorescent Light, Location: Closets	Extent: Moderate, A	Area Affected : 100	0%		
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	
	Other Observation, Extent:		ected : 100%			
	Location : Inside And Outs	side Perimeter				
	Explanation : CCTV Surve	rillance Cameras				
Fire/Smoke Detection						
No Component	50%					
Generic, Digital	50%	2031	* *	1-3	\$10,800	
	Other Observation, Extent:					
	Location : Hallways, Elect	trical, Mechanical R	ooms And Outside			
	Explanation : Strobe Light	ts, Manual Pull Stati	ons, Smoke Detecto	ors, Horn	is And Alarm Bells	

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	20%	2046	* *	1		
Natural Gas	80%	2046	* *	1		
Conversion Equipment						
Furnace	80%	2031	* *	1	\$13,800	
	Other Observation, Extent:	Light, Area Affected: 8	0%			
	Location: Roof					
	Explanation: 3 Roof Top	Package Units				
Radiant Heater	20%	2026	\$118,600	2	\$3,200	
	Other Observation, Extent:	Light, Area Affected: 2	0%			
	Location: Pool And Pump	Areas				
	Explanation: 4 Units					

Air Conditioning

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14750

Mechanical	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Ext Pkg Unit -	80%	2031	* *	2	\$1,700	
Heating/Cooling	D 22 D 61	1.00				
	R-22 Refrigerant, Extent: Light, Area	a Affected: 80%	% 0			
	Location: Roof	A.CC . 1 . 0	00/			
	Other Observation, Extent : Light, Ar	ea Affected : 8	0%			
	Location: Roof					
	Explanation: 3 Roof Top Package U	Inits				
No Component	20%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$19,500	
Exhaust Fans						
Roof	100%	2031	* *	2	\$1,100	
Plumbing						
H/C Water Piping						
Brass/Copper	90%	2046	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected : 2	0%			
	Location: Pool And Pump Areas					
	Explanation: Pvc Piping					
Galvanized Steel	10% Now \$700	2039	* *	1		
	Corroded, Extent : Severe, Area Affec	ted : 10%				
	Location: Pump Room					
Water Heater						
Gas Fired	100%	2024	\$20,400	2	\$500	
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%			
	Location: Mechanical Rooms					
	Explanation: 3 Units					
HW Heat Exchanger						
HTHW/HW	20%	2036	* *			
	Other Observation, Extent: Light, Ar	ea Affected : 2	0%			
	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	\$8,700	
Backflow Preventer						
Generic	100%	2031	* *	1	\$2,100	
Fixtures					+-,	
Generic	100%					
Vertical Transport	20070					

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM ANIMAL AND AQUATIC HEALTH

Asset #: 14750

Component	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Vertical Transport

Elevators

Hydraulic 100% LIFE **

Other Observation, Extent: Light, Area Affected: 100%

Location: 1-2 Explanation: 1 Unit

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM DISCOVERY COVE

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 26,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,1M,2

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$689,900
Mechanical		\$455,700
Total		\$1,145,600
Importance Code A		\$734,200
Importance Code B		\$411,400
Total		\$1,145,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,800			-
Interior Architecture				
Mechanical	\$7,100	\$5,200	\$9,400	\$4,100
Total	\$28,900	\$5,200	\$9,400	\$4,100
Importance Code A	\$22,700	\$1,000	\$1,000	\$1,000
Importance Code B	\$6,200	\$4,200	\$8,500	\$3,100
Total	\$28,900	\$5,200	\$9,400	\$4,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

chitecture	Current Repa	ir Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls	35%	LIFE	* *	-	¢1.6.500	
Concrete Masonry Unit	Repairs in Progress, Exter			5	\$16,500	
	Location: Throughout	u . Bigiii, mea nyjeete	u . 10070			
Masonry: Brick Cavity	35%	LIFE	* *	5	\$26,400	
•	Repairs in Progress, Exter	ıt : Light, Area Affecte	d : 100%			
	Location: Throughout					
Pre-Cast Concrete	20%	LIFE	* *	5	\$49,100	
	Repairs in Progress, Exter	ıt : Light, Area Affecte	d : 100%			
	Location: Throughout					
Window Wall	10%	2045	**	5	\$28,300	
	Repairs in Progress, Exten	ıt : Light, Area Affecte	d : 100%			
W/' 1	Location: Throughout					
Windows Under Construction	100%					
Parapets	10070					
Concrete Masonry Unit	35%	LIFE	* *	5	\$3,800	
Masonry: Brick Cavity	35%	LIFE	* *	5	\$3,400	
	Diagonal Cracks, Extent : Location : East Roof De		ted : 15%			
	Repairs in Progress, Exter Location: Throughout	nt : Light, Area Affecte	d : 100%			
	Vertical Cracks, Extent: l Location: Throughout	Moderate, Area Affecte	ed : 15%			
Metal Panel	10%	2045	* *	5	\$3,700	
	Repairs in Progress, Exter Location: Throughout	nt : Light, Area Affecte	d : 100%		4-7	
Pre-Cast Concrete	20%	LIFE	* *	5	\$12,100	
	Repairs in Progress, Exter Location: Throughout	nt : Light, Area Affecte	d : 100%			
	Vegetation Growth, Extended Location: Throughout Company of the Co		ected : 35%			
Roof						
Built-Up (BUR)	75% Patching Evident, Extent: Location: Throughout	2025 Moderate, Area Affec	\$597,700 ted: 15%	10	\$43,200	
	Repairs in Progress, Extent Location: Throughout	nt : Light, Area Affecte	d : 100%			
	Vegetation Growth, Exten Location: Throughout	t : Moderate, Area Aff	ected : 20%			
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, Extended Location: Throughout	nt : Light, Area Affecte	d : 100%			

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Architecture	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red 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: I	Light, Area Affectea	l : 100%			
	Location: Throughout					
Under Construction	45%					

	Current Repair	Futui	e Replacement	M	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
100%						
	100% 100% 100% 100% 100% 100% 100% 100%	% of Total (Years) Estimated Cost Total (Years)	% of Total (Years)	% of Total (Years) Estimated Cost Year Estimated Cost FY	% of Total	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lightning Protection				
Arresters/Cabling				
Under Construction	100%			
Alarm				
Security System				
Under Construction	100%			
Fire/Smoke Detection				
Under Construction	100%			

Mechanical		Current Repair	Future Replacemen		nent Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	20%		2035	* *	1		
Natural Gas	80%		2035	* *	1		
Conversion Equipment							
Furnace	60%		2025	\$44,300	1	\$9,700	
		ervation, Extent : Light, Area	Affected	! : 40%			
	Location						
		tion: 2 Units					
No Component	40%						
Distribution							
Hot Wtr Piping/Pump	20%		2033	* *	4	\$500	
No Component	80%						
Terminal Devices							
Convector/Radiator	20%		2030	* *	1	\$2,100	
Fan Coil Unit/Heat	40%		2025	\$112,800	1	\$4,200	
		ervation, Extent : Light, Area	Affected	! : 40%			
		: Throughout					
		ion : Gas And Electric Unit I	Ieaters				
No Component	40%						
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	100%		2025	\$254,000	2	\$2,000	
Cooling							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,300	
Exhaust Fans							
Interior	40%		2025	\$44,600	2	\$400	
Roof	50%		2025	\$26,000	2	\$500	
Wall Unit	10%		2025	\$1,100	2	\$100	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM DISCOVERY COVE

Asset #: 2365

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Water Heater						
Electric	100%	2025	\$27,600	4	\$300	
	Other Observation, Exter	it : Light, Area Affected	: 100%			
	Location: Basement					
	Explanation: 2 New Ur	iits Installed				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2025	\$3,800	4	\$800	
Pool Filter/Treatment						
Sand	100%	2038	* *	4	\$8,100	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2045	* *	1-5	\$16,500	
Sprinkler						
Generic	100%	2045	* *	1-2	\$9,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM EDUCATION/MAINT.

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 11,800 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-Jul-2014 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Total

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,200	\$475,500
Interior Architecture		\$282,700
Electrical		\$100,600
Mechanical	\$213,700	\$94,700
Total	\$250,000	\$953,400
Importance Code A	\$36,200	\$475,500
Importance Code B	\$213,700	\$478,000
Total	\$250,000	\$953,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,400	\$300		\$100
Interior Architecture	\$37,400	\$6,000		\$7,800
Elastria al	¢200	¢100		

Electrical Mechanical	\$200 \$2,100	\$100 \$2,100	\$3,900	\$2,300
Total	\$75,200	\$8,400	\$3,900	\$10,200
Importance Code A	\$36,500	\$1,400	\$1,100	\$1,200
Importance Code B Importance Code C	\$29,600 \$9,000	\$7,100	\$2,800	\$9,000

\$8,400

\$3,900

\$10,200

\$75,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$31,300	2038	* *	5	\$3,300	
	Broken/Missing Eler						
		Varehouse Door An					
	Cracking/Crumbling	g, Extent : Moderate	, Area A	ffected : 25%			
	Location: Through	hout					
	Water Penetration, I	Extent : Moderate, A	Area Affe	cted : 10%			
	Location : Above \	Varehouse Door					
Weathering Steel	2% Now	\$36,200	LIFE	* *	1		
_	Broken/Missing Elen	nents, Extent : Seve	re, Area	Affected : 15%			
	Location : Cracket	d Supprort Beam At	East Sta	ir Platform			
Windows							
Aluminum	100%		2041	* *	5	\$500	
Parapets							
Concrete Masonry Unit			LIFE	* *	5	\$400	
Masonry: Brick	25%		LIFE	* *	5	\$100	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Through						
		Access To Roof On I	Day Of S	urvey - No Problen	ns Repor	ted By	
	Maintenance Staff		• • • • •	* *			
Stucco Cement	10%		2038	* *	5	\$100	
Roof	1000/		2025	455 500	1.0	#242 00	
Modified Bitumen	100%	T	2025	\$475,500	10	\$34,300	
	Other Observation, Location: Through		<i>Area А</i> ฏе	естеа : 100%			
	ē) Of G	N. D	D	4 - 1 D.	
	Maintenance Staff	Access To Roof On I	Jay Of S	urvey - No Probien	ns k epor	теа Ву	
Interior	maintenance Stajj						
Floors							
Carpet	30%		2027	\$143,100	3	\$16,500	
ı	Other Observation,	Extent : Light, Area				+ -,	
	Location : 2nd Flo	_					
	Explanation: New	Installation					
Cast in Place Concrete	35%		LIFE	* *	5	\$28,000	
Ceramic Tile	5%		2028	\$36,200	5	\$1,800	
Vinyl Tile	10%		2030	**	3	\$1,400	
Wood	20%		2028	\$246,500	5	\$13,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Architecture		Current R	epair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls	•• (•••		_		
Ceramic Tile	2%			2034	* *	5	\$400	
Concrete Masonry Unit	30%		\$6,400	LIFE	**	5	\$2,200	
			nt : Moderate, Are Tater Main And Sto					
	Other Obs	servation, Ex	ctent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Weight R	oom Doorway					
	Explana	tion : Corro	ded Steel Lintel					
Gypsum Board	35%			LIFE	* *	5	\$3,900	
Masonry: Brick	10%			LIFE	* *			
Metal Panel	5%	Now	\$2,600	LIFE	* *			
	Broken/M	issing Eleme	ents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	ı : Storage A	rea					
		/Rusting, Ex 1: Storage A	ctent : Moderate, A Area	Area Affe	cted : 10%			
Plywood/Hardboard	8%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$7,500	
Ceilings							41,000	
AcousTileSusp.Lay-In	45%			2030	* *	5	\$8,200	
Embossed Metal	20%	Now	\$3,300	LIFE	* *	5	\$1,600	
		issing Eleme 1 : Storage A		erate, Ar	rea Affected : 20%			
		r/Impact Do 1 : Storage A	=	oderate,	Area Affected : 20	%		
Exposed Concrete	35%	Now	\$21,000	LIFE	* *	5	\$1,000	
1	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 25%			
	_	ı : Under Sto						
	Exposed R	Reinforceme	nt, Extent : Severe	, Area Aj	ffected : 25%			
			Beams Under Sto					
			Extent : Moderat	_				
		-	out 1st Floor					

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$100	
	Recent Installation, Extent : I	ight, Area Affected :	100%			
	Location : Electrical Service	ę				
	Other Observation, Extent : M	Ioderate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : Main Service	Protector Rated At 4	100 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM EDUCATION/MAINT.

Asset #: 2355

Electrical	Current Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	40%	2045	* *	1		
Conduit	40%	2025	\$9,000	1		
Conduit	20%	2055	* *	1		
Panelboards						
Molded Case Bkrs	70%	2041	* *	5	\$200	
Molded Case Bkrs	10%	2024	\$3,100	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 Affe	cted : 100%			
	Location : Boiler Room					
	Explanation : Main Water	Pipe				
Lighting						
Interior Lighting						
Fluorescent	100%	2025	\$55,100	10	\$22,400	
	Other Observation, Extent:		: 100%			
	Location : Throughout The	e Building				
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Battery	50%	2025	\$16,800	10	\$3,000	
Exit, Service	50%	2025	\$3,400	1		
Exterior Lighting						
HID	100%	2025	\$45,500	10		

Current Repair	Future Replacement	Maintenance	
% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
100%	2051 **	1	
	% of Fail Date Estimated Co	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY Cycle Estimated Cost (Yrs)

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	-						
Conversion Equipment	500 /	_		42		* * * * * * * * * * * * * * * * * * *	
Furnace	50%		2025	\$27,500	1	\$6,100	
	Other Observation, E.		ffected	: 40%			
	Location: Warehou						
H (W (D)	Explanation: 1 Uni		30.43	* *	1	¢4.000	
Hot Water Boiler	40%		2042		1	\$4,800	
	Recent Installation, E Location : Boiler Ro		<i>пестеа</i>	: 100%			
	Other Observation, E.		ffactad	. 60%			
	Location : Boiler Ro		уестей	. 00/0			
	Explanation: 1 Uni						
No Component	10%						
No Component Distribution	10/0						
Hot Wtr Piping/Pump	40%		2047	* *	4	\$500	
No Component	60%	2	2017		-	Ψ500	
Terminal Devices	0070						
Convector/Radiator	90%	2	2030	* *	1	\$7,100	
Fan Coil Unit/Heat	10%		2025	\$31,500	1	\$800	
Air Conditioning				· · · · · · · · · · · · · · · · · · ·		<u>·</u>	
Energy Source							
Electricity	100%	2	2041	* *	1		
Conversion Equipment							
Interior Pkg Unit -	20%	2	2023	\$174,900	2	\$300	
Cooling							
Exterior Pkg Unit -	50%	2	2025	\$94,700	2	\$800	
Cooling	200/						
No Component	30%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%	ī	LIFE	* *	2-5	\$13,600	
Exhaust Fans	10070	1	-111 L		2-3	\$13,000	
Roof	100%		2020	\$38,800	2	\$800	
Plumbing	10070		2020	Ψ30,000		φοσο	
H/C Water Piping							
Galvanized Steel	100%	2	2030	* *	1		
Water Heater							
Electric	100%		2024	\$20,600	4	\$200	
	Recent Installation, E	xtent : Light, Area Aj	ffected	: 100%			
	Location: 1st Floor	·					
Sanitary Piping							
Cast Iron	100%	I	LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%	I	LIFE	* *	1		
Fixtures	1000						
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM LABORATORY

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 12,540 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jul-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$246,100	\$230,800
Electrical		\$48,300
Mechanical		\$45,200
Total	\$246,100	\$324,300
Importance Code A	\$246,100	\$230,800
Importance Code B		\$93,500
Total	\$246.100	\$324.300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$12,600			
Electrical				
Mechanical	\$400	\$900	\$400	\$1,000
Total	\$13,000	\$900	\$400	\$1,000
Importance Code A	\$12,600			
Importance Code B	\$400	\$900	\$400	\$1,000
Total	\$13,000	\$900	\$400	\$1,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Architecture		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
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%		\$1,100	2033	* *	5	\$600		
	_		ed, Extent : Light, A	Area Affe	cted : 100%				
		: Through							
			xtent : Light, Area	Affected	: 5%				
	Location	ı : West Fac	cade						
Parapets									
Metal Rail	75%			2030	* *	5-10	\$283,100		
Pre-Cast Concrete	25%			LIFE	* *	5	\$32,900		
Roof									
Modified Bitumen	,	Now	\$6,500	2030	* *				
	Drains Clogged, Extent : Moderate, Area Affected : 15% Location : Water Side Of Main Rooftop								
				-					
			derate, Area Affec		6				
			de Of Main Roofto						
Single Ply Membrane	5%			2030	* *	10	\$1,600		
Sloped Glazing		Now	\$74,200	LIFE	* *	5	\$82,800		
	Glazing B	roken/Crac	ked, Extent : Mode	erate, Are	ea Affected : 15%				
	Location	: Eastern	Slope						
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 Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Inder 600 Volts					
Service Equipment					
Under Construction	100%				
Transformers					
Under Construction	100%				
Switchgear / Switchboard					
Under Construction	100%				
Raceway					
Under Construction	100%				
Panelboards					
Under Construction	100%				

Maintenance \$ are aggregated over a ten-year period. Site specific 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 R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$48,300	10		
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Under Construction	100%						
Conversion Equipment							
No Component	40%						
Under Construction	60%						
Distribution							
Central Plant Steam	40%		2035	* *	4	\$300	
Piping/Pmp							
Under Construction	60%						
Terminal Devices							
Convector/Radiator	60%		2030	* *	1	\$3,100	
Under Construction	40%						
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Distribution							
CW & CHW Wtr	100%		2035	* *	4	\$800	
Pipe/Pump							
Terminal Devices							
Under Construction	100%						
Ventilation							

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM LABORATORY

Asset #: 2357

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2025	\$1,800	4	\$400		
Sewage Ejector(s)									
Electric	100%			2025	\$3,500	4	\$800		
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	70%								
Generic	30%			2025	\$45,200	1-2	\$1,400		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM MAIN AQUARIUM

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$102,400	\$300,000
Interior Architecture		\$989,000
Electrical	\$40,100	\$215,400
Mechanical	\$150,500	\$424,500
Total	\$293,000	\$1,928,900
Importance Code A	\$102,400	\$300,000
Importance Code B	\$190,600	\$708,300
Importance Code C		\$920,600
Total	\$293,000	\$1,928,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,300	\$200		\$6,900
Interior Architecture	\$27,600	\$10,100	\$6,100	\$6,900
Electrical	\$23,200	\$1,300	\$1,300	\$11,300
Mechanical	\$3,200	\$7,100	\$7,400	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,300	\$22,700	\$18,800	\$37,100
Importance Code A	\$5,500	\$2,300	\$2,100	\$9,000
Importance Code B	\$51,300	\$18,200	\$16,700	\$28,100
Importance Code C	\$4,600	\$2,200		
Total	\$61,300	\$22,700	\$18,800	\$37,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
	Diagonal Location Effloresce Location	n : South Fo ence, Extent n : Through		oors Affected	: 20%	5	\$26,800	
	_		e, Extent : Modera	te, Area I	Affected: 5%			
	Horizonta Location Jnt Morta	n : All Faca	xtent : Moderate, A des l, Extent : Moderat					
Metal/Glass Curt Wall	8%)		LIFE	* *	5	\$5,400	
	Corrosion	ı/Rusting, E	xtent : Light, Area	Affected	: 20%			
	Location	n : Through	out					
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Under C	anopy Structure					
	Explana	tion : Foldi	ng Glass Panel En	closure				
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	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	ected : 15%			
	Location	n : Perimete	r Wood Handrail U	Inder Co	nopy Structure			
No Component	90%)						
Roof								
Built-Up (BUR)	60%	1		2025	\$300,000	10	\$21,700	
Plaza Roof: Stone Panels	30%)		2045	* *			
Not Accessible	10%							
	Other Ob	servation, E	Extent : Light, Area	Affected	: 0%			
	Location							
	Fynlana	ition · Fabr	ic Canopy Structur	,				

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior	•			•					
Floors									
Carpet	50%			2024	\$205,200	3	\$23,600		
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		
			Extent : Light, Area	Affected	l : 10%				
		ı : Gift Sho _l							
	-	tion : New	Clay Tile						
Terrazzo	5%			LIFE	* *	5	\$1,200		
Vinyl Tile	25%			2025	\$68,300	3	\$3,000		
Interior Walls									
Cast in Place Concrete		Now	\$4,600	LIFE	* *				
			xtent : Moderate, A		ected : 5%				
	Location	ı : Boiler R	oom Foundation W	'all					
Concrete Masonry Unit	25%			LIFE	* *	5	\$3,500		
Fabric on Framing	25%			2026	\$920,600	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		
			Extent : Light, Area	Affected	l : 100%				
		ı : Gift Sho _l							
	Explana	tion : Lami	nated Decorative F	Panels					
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%		\$20,700	LIFE	* *	5	\$1,000		
		_	ents, Extent : Mod	erate, Ai	rea Affected : 15%				
		ı : Boiler R							
		_	Extent : Moderate		, ,				
			oom And Througho						
	-	-	ent, Extent : Severe	, Area A	ffected : 15%				
		ı : Boiler R			A CC . 1 150/				
		am Surface 1 : Boiler R	e, Extent : Moderat oom	e, Area A	Affected: 15%				
		netration, E n : Boiler Ro	xtent : Severe, Are	a Affecte	ed : 15%				
Metal Panel	20%			LIFE	* *	5	\$7,900		
iviciai ranei	20%			LIFE	-1/ TF	3	\$7,900		

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Electrical		Current Repair		Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	\$100	
	Other Obs	ervation, Extent .	: Moderate, .	Area Affe	ected : 100%			
	Location	: Electrical Room	m					
	Explana	tion: 2000 Ampe	res					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2055	* *	5	\$600	
Raceway								
Conduit	65%			2025	\$20,800	1		
Conduit	5%			2045	* *	1		
Conduit	30%			2055	* *	1		
Panelboards								
Molded Case Bkrs	65%			2024	\$14,900	5	\$400	
Molded Case Bkrs	5%			2041	**	5	*	
Molded Case Bkrs	30%			2050	* *	5	\$200	
Wiring	20,0						\$200	
Thermoplastic	65%			2025	\$18,400	1		
Thermoplastic	5%			2045	**	1		
Thermoplastic	30%			2055	* *	1		
Motor Controllers	3070			2033				
Locally Mounted	70%			2023	\$40,100	5	\$100	
Locally Mounted	20%	0-2	\$11,500	2045	**	5	φ100	
Locally Mounted	On Extend	led Life, Extent : . : Basement	-		cted : 100%	3		
		. Basemeni						
Locally Mounted	10%			2045	* *	5		
round								
Grounding Devices					di di	_	****	
Generic	100%	0-2	\$9,700	LIFE	* *	5	\$300	
		ervation, Extent .	: Moderate, .	Area Affe	ected : 100%			
		: Basement						
	Explana	tion : Corroded						
tand-by Power								
Transfer Switches								
Under Construction	100%							
Generators Under Construction	100%							
Batteries Under Construction	100%							
Fuel Storage	100/0							
Under Construction	50%							
Under Construction Under Construction	50% 50%							
ighting	30%							

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM MAIN AQUARIUM

Asset #: 2356

Electrical	Current Repa	ir Futur	e Replacement	М	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	50%	2033	* *	10	\$9,700		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Throughout T	The Building					
	Explanation: T-8 And C	Compact Fluorescent					
Incandescent	50%	2025	\$130,200	2	\$200		
Egress Lighting							
Emergency, Battery	50%	2025	\$14,500	10	\$2,500		
Exit, Service	50%	2025	\$2,900	1			
Exterior Lighting							
HID	100%	2025	\$85,200	10	\$100		
Alarm							
Security System							
No Component	60%						
Generic	40%	2033	* *	1	\$3,300		
Fire/Smoke Detection							
No Component	25%						
Generic, Digital	75%	2035	* *	1-3	\$10,500		

Mechanical	Current Repair	rent Repair Future Replacement Ma		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated 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 : 1	00%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Central Plant Steam	100%	2035	* *	4	\$1,000	
Piping/Pmp						
1 5 1	Corroded, Extent : Moderate, Area	Affected: 5%				
	Location : Pipes In The Boiler Ro	oom				
Terminal Devices						
Air Handler	40%	2025	\$113,200	1	\$5,200	
Convector/Radiator	60%	2030	* *	1	\$4,100	
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Interior Pkg Unit -	20%	2023	\$150,500	2	\$300	
Cooling	-		·)- · ·		7-77	
Exterior Pkg Unit -	80%	2025	\$130,400	2	\$1,000	
Cooling	20,0	-0-0	\$120,.00	_	\$1,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2356

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Heat Rejection	1000/	2025	Ф100 400	2	014.700	
Dry Cooler	100%	2025	\$109,400	2	\$14,700	
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,700	
Exhaust Fans	10070	LIIL		2-3	\$11,700	
Interior	100%	2025	\$71,600	2	\$600	
Plumbing			4, -, -, -		4000	
H/C Water Piping						
Galvanized Steel	100%	2030	* *	1		
Water Heater						
Gas Fired	100%	2024	\$12,300	2	\$300	
	Recent Installation, Extent : Light, Are	a Affected : 10	00%			
	Location : Boiler Room					
HW Heat Exchanger						
Steam Fired	100%	2051	**	4	\$2,100	
	Recent Installation, Extent: Light, Are	a Affected: 10	10%			
G : P: :	Location : Boiler Room					
Sanitary Piping	1000/	LIFE	* *	1		
Cast Iron Storm Drain Piping	100%	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Non-Submersible	100%	2033	* *	4	\$700	
Troit Submersione	Recent Installation, Extent: Light, Are		00%	-	Ψ700	
	Location : Boiler Room		-, -			
Pool Filter/Treatment						
Sand	100%	2030	* *	4	\$5,200	
Sewage Ejector(s)					-	
Electric	100%	2025	\$6,100	4	\$1,300	
	Recent Installation, Extent: Light, Are	a Affected : 10	00%			
	Location: Basement					
Backflow Preventer						
Generic	100%	2030	* *	1	\$1,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators	1000/	LIDE	* *			
Hydraulic	100%	LIFE				
	Other Observation, Extent: Light, Area		U%0			
	Location: Handicap Hoist Outside C	y Dunaing				
	Explanation: One Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM SEA CLIFFS EXHIBIT

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 20,614 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jul-2014 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$184,900
Total		\$184,900
Importance Code A		\$184,900
Total		\$184,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture				
Mechanical	\$500	\$700	\$2,600	\$1,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$8,400	\$8,600	\$10,400	\$8,900
Importance Code A				
Importance Code B	\$8,400	\$8,600	\$10,400	\$8,900
Importance Code C		•	·	·
Total	\$8,400	\$8,600	\$10,400	\$8,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEA CLIFFS EXHIBIT

Asset #: 4125

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	70%		LIFE	* *	5	\$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 Obse	ervation, Extent : Light, Area	Affected	: 5%			
	Location	: Throughout					
	Explanat	ion: Covered With Dirt And	Vegetatio	on			
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 Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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%				

Maintenance \$ are aggregated over a ten-year period. Site specific 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		M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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%						

% of Total	Fail Date Estimated Co	st Voor				
	(Years)	FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			\$30,700	4	\$1,500	
		cted : 10%				
Location	ı : Throughout					
Other Obs	servation, Extent : Light, A	rea Affected	: 100%			
Location	ı : Main Aquarium					
Explanat	tion : Hot Water Supplied I	From Main	Building			
100%						
Other Obs	servation, Extent : Light, A	rea Affected	: 0%			
Location	: Throughout					
Explanat	tion : Replacing Equipmen	t Damaged I	By Sandy			
100%		2033	* *	1		
100%						
100%						
100%						
	Corroded, Location Other Obs Location Explana 100% Other Obs Location Explana 100% 100% 100%	Location: Throughout Other Observation, Extent: Light, A Location: Main Aquarium Explanation: Hot Water Supplied 100% Other Observation, Extent: Light, A Location: Throughout Explanation: Replacing Equipmen 100% 100% 100%	Corroded, Extent: Severe, Area Affected: 10% Location: Throughout Other Observation, Extent: Light, Area Affected Location: Main Aquarium Explanation: Hot Water Supplied From Main 100% Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Replacing Equipment Damaged 100% 2033	Corroded, Extent: Severe, Area Affected: 10% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Main Aquarium Explanation: Hot Water Supplied From Main Building 100% Other Observation, Extent: Light, Area Affected: 0% Location: Throughout Explanation: Replacing Equipment Damaged By Sandy 100% 2033 **	Corroded, Extent: Severe, Area Affected: 10% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Main Aquarium Explanation: Hot Water Supplied From Main Building 100% Other Observation, Extent: Light, Area Affected: 0% Location: Throughout Explanation: Replacing Equipment Damaged By Sandy 100% 2033 ** 1	Corroded, Extent: Severe, Area Affected: 10% Location: Throughout Other Observation, Extent: Light, Area Affected: 100% Location: Main Aquarium Explanation: Hot Water Supplied From Main Building 100% Other Observation, Extent: Light, Area Affected: 0% Location: Throughout Explanation: Replacing Equipment Damaged By Sandy 100% 2033 ** 1

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 Re	pair F	uture	Replacement	M		
System Component Type	% of Fail Date I Total (Years)		ear 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%	20)25	\$17,400	4	\$200	
	Recent Installation, Ex	tent : Light, Area Affe	ected .	100%			
	Location: 1st Floor						
HW Heat Exchanger							
Steam Fired	100%	20)35	* *	4	\$2,000	
Sanitary Piping							
Cast Iron	100%	LI	FΕ	* *	1		
Storm Drain Piping							
Cast Iron	100%	LI	FE	* *	1		
Sump Pump(s)							
Non-Submersible	100%	20)25	\$3,000	4	\$700	
Pool Filter/Treatment							
Sand	100%	20	030	* *	4	\$5,100	
Sewage Ejector(s)							
Electric	100%	20)25	\$5,700	4	\$1,200	
Vertical Transport				·			
Elevators							
Under Construction	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM SEASIDE CAFE

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 15,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jul-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : Lot : BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$51,400	\$51,400
Interior Architecture	\$38,200	
Total	\$89,600	\$51,400
Importance Code A	\$51,400	\$51,400
Importance Code B	\$38,200	
Total	\$89,600	\$51,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,400		\$18,600	\$25,500
Interior Architecture				\$5,200
Mechanical	\$3,900	\$1,300	\$2,500	\$10,000
Total	\$19,300	\$1,300	\$21,100	\$40,700
Importance Code A	\$16,200	\$800	\$19,400	\$26,200
Importance Code B	\$3,200	\$600	\$1,800	\$14,500
Total	\$19,300	\$1,300	\$21,100	\$40,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Exterior Walls	,700
Concrete Masonry Unit 30% LIFE ** 5 \$7, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout Window Wall 20% 2045 ** 5 \$30, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	
Concrete Masonry Unit 30% LIFE ** 5 \$7, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout Window Wall 20% 2045 ** 5 \$30, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	
Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout Window Wall 20% 2045 ** 5 \$30, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	
Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout	,800
<u>-</u>	
W000 50% 2056	900
Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout	.800
Windows	7 00
Aluminum 100% 2047 ** 5 \$4, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	,700
Parapets	
Concrete Masonry Unit 90% LIFE ** 5 \$ Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	5200
Metal Panel 5% Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout ** 5 Repairs in Progress, Extent: Light, Area Affected: 100%	
Pre-Cast Concrete 5% LIFE ** 5 \$ Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	5100
Roof	
	,200
Metal Panel 25% 2042 ** 10 \$16, Repairs in Progress, Extent: Light, Area Affected: 100% Location: Throughout	,300
Single Ply Membrane 70% 2033 ** 10 \$24,	,800
Interior Floors	
·	,800
Vinyl Tile 65% Now \$38,200 2030 *** 3 \$5, Adhesion Failure, Extent: Moderate, Area Affected: 25% Location: Eating Area Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Eating Area	,500
Under Construction 5%	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM SEASIDE CAFE

Asset #: 14346

Architecture		Current Repair	Future Replacement	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior					
Interior Walls					
Under Construction	5%				
Under Construction	25%				
Under Construction	70%				
Ceilings					
Under Construction	15%				
Under Construction	5%				
Under Construction	80%				

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment 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%							
Lighting Interior Lighting								
Under Construction	100%							
Egress Lighting Under Construction	100%							
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection Under Construction	100%							

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2051 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 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	\$7,400	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	! : 100%			
	Location	: Mechanic	al Room					
	Explana	tion : 1 Unit						
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	100%			2030	* *	2	\$900	
Cooling								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,400	
Exhaust Fans								
Interior	100%			2030	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater								
Gas Fired	100%	Now	\$2,600	2023	\$8,700	2	\$200	
	Damaged,	Extent : Sev	vere, Area Affecte	d: 30%				
	Location	: 1st Floor						
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	ed : 30%			
	Location	: 1st Floor						
	Explana	tion : Dama	ged By Hurricane	Sandy.				
Sanitary Piping	•	<u> </u>	•					
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$4,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : NY AQUARIUM THEATRE

Address : BOARDWALK AND W.8TH ST. SURF AVENUE AND W. 8TH ST.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 380 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-Jul-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8698 Lot : 1 BIN : 3245160

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,300			
Interior Architecture	\$4,100			
Electrical				
Mechanical	\$200			
Total	\$7,500			
Importance Code A	\$3,300			
Importance Code B	\$4,200			
Importance Code C				
importance code c				



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM 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		Now	\$600	2042	* *	5		
			nt : Severe, Area A	Affected :	25%			
N. G		: Through	out					
No Component	60%							
Windows Metal Louvers	10%			2020	¢100	10		
No Component	90%			2028	\$100	10		
Roof	90%							
Modified Bitumen	20%	0-2	\$2,600	2035	* *			
Wodiffed Bitainen			ings, Extent : Mod		rea Affected : 25%			
		_	Of Stadium Pump		33			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 40%			
	Location	: Rooftop	Of Stadium Pump	Room				
No Component	80%							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$100	
Steel Plate	75%	0-2	\$4,100	LIFE	**	1		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Underside Of Stadium Steps							
	Other Obs	ervation, E	Extent : Moderate, I	Area Affe	ected : 100%			
		: Bleachei						
	Explana	tion: This	Component Is Actu	•				
Vinyl Tile	15%			2030	* *	3		
Interior Walls	=2 -							
Cast in Place Concrete	5%			LIFE	* *	_		
Concrete Masonry Unit	5%			LIFE	* *	5		
No Component	90%							
Ceilings Exposed Struc: Steel	90%			LIFE	* *			
Exposed Struc. Steel		ervation E	Extent : Moderate, 1		ected · 100%			
		ervanon, E : Bleacher		пси пур				
				Componer	nt Of The Bleacher	S		
Gypsum Board	10%			LIFE	**	5		
Gypsum Doma	10/0			LHL				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Raceway				
Conduit	50%	2035 **	1	
Conduit	50%	2055 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 NY AQUARIUM THEATRE

Asset #: 2358

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ited 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 : Lig Location : Throughout	ght, Area Affected : 100%				
Ground	-					
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	30%	2035	* *	10	\$100	
	Other Observation, Extent : Lig	ght, 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 Repai	ir Fut	Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Electricity	100%	203	5 **	1				
Terminal Devices								
Fan Coil Unit/Heat	100%	202.	5 \$5,600	1	\$100			
Plumbing								
H/C Water Piping								
Galvanized Steel	100% Now	\$200 2030	**	1				
	Leak Evident, Extent : Sev	ere, Area Affected :	10%					
	Location : Throughout							
Storm Drain Piping								
Cast Iron	100%	LIF	E **	1				
Pool Filter/Treatment								
Sand	100%	203	**	4				
	Other Observation, Extent	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Outdoors							
	Explanation : Outdoor S	alt Water Pools For	Aquatic Animals					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : P.S.1/INST. FOR CONTEMPORARY ART
Address : 46-01 21ST ST. L.I. CITY @JACKSON AVE.

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 70,308 Project Type : CULTURAL AFFAIRS

Date of Survey : 26-Jan-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,ATT

Total

Block : 75 Lot : 1 BIN : 4000548

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$116,800	\$288,600
Interior Architecture	\$981,100	\$182,800
Electrical		\$544,600
Mechanical	\$84,000	\$494,100
Total	\$1,181,900	\$1,510,200
Importance Code A	\$116,800	\$750,000
Importance Code B	\$1,065,100	\$685,700
Importance Code C		\$74,500
Total	\$1,181,900	\$1,510,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$76,300		\$20,700	\$11,500
Interior Architecture				\$2,500
Electrical	\$16,800	\$1,900	\$11,000	\$1,300
Mechanical	\$26,600	\$13,900	\$39,500	\$15,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,700	\$19,700	\$75,200	\$34,900
Importance Code A	\$98,000	\$7,000	\$27,800	\$18,400
Importance Code B	\$25,600	\$12,800	\$47,400	\$16,500
Importance Code C				
Elevators/Escalators Total Importance Code A Importance Code B	\$3,900 \$123,700 \$98,000	\$3,900 \$19,700 \$7,000	\$3,90 \$75,20 \$27,80	00 00 00

\$19,700

\$75,200

\$34,900



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.

\$123,700

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$29,000	
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$45,300	
Masonry: Brick	53%		LIFE	* *	5	\$61,500	
Masonry: Brick	25%		LIFE	* *	5	\$29,000	
Masonry: Brownstone	5%		LIFE	* *	5	\$4,400	
Stucco Cement	5%		2040	* *	5	\$14,500	
Window Wall	2%		2057	* *	5	\$8,700	
Windows							
Aluminum	100%		2043	* *	5	\$22,900	
	Recent Re	place Evident, Extent : Light,	Area Aff	ected : 100%			
	Location	: Throughout					
Parapets							
Cast in Place Concrete	3%		LIFE	* *	5	\$6,300	
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$7,800	
Masonry: Brick	52%		LIFE	* *	5	\$10,500	
Masonry: Brick	20%		LIFE	* *	5	\$4,000	
Masonry: Brownstone	5%		LIFE	* *	5	\$2,400	
Metal Rail	5%		2032	* *	5-10	\$18,300	
Pre-Cast Concrete	5%		LIFE	* *	5	\$6,400	
Slate	5%		LIFE	* *	5	\$1,000	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architect	Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Compon Typ		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	t in Place Concrete	50/	Now	\$26,300	LIFE	* *			1
Cas	i in Place Concrete	_		\$20,300 e, Extent : Severe, .					1
		-		nce Platform Egde					
				xtent : Severe, Are					
				ement From Courty					
Cor	pper/Terne	5%			2055	* *	10	\$9,400	
_	A/Protected	25%		\$30,500	2027	\$152,700	10	\$2,400	
	Membrane	2370	NOW	Ψ30,300	2021	\$132,700			
1,10		Broken Pa	iver Blocks	, Extent : Moderate	e, Area A	ffected : 20%			
			ı : Flat Roo						
		Paver Blo	ck Ballast,	Extent : Moderate,	Area Af	fected : 100%			
		Location	i : Flat Roo	f					
		Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 10%			
		Location	ı : Above L	ormer Gallery, Eas	t Facade	e - 3rd Floor			
Mo	dified Bitumen	7%			2032	* *	10	\$5,300	
Sing	gle Ply Membrane	8%	Now	\$12,100	2032	* *			
			netration, E	xtent : Moderate, A	Area Affe	ected : 15%			
		Location	ı : Into Kun	st Hall Below					
				Extent : Light, Area					
				imes Turrell Exhib	it - 3rd F	Floor			
				ovable Roof					
•	light, Metal/Glass	5%			2047	* *	10	\$12,500	
Slat	e		Now	\$116,800	LIFE	* *			
			issing Elem 1 : Through	ents, Extent : Mod out	erate, Ar	ea Affected : 20%			
				xtent : Moderate, A					
		Location	ı : Roof Per	netrations - Variou	s Locatio	ons			
Interior Floors									
	t in Place Concrete	10%			LIFE	* *	5	\$22,100	
	yl Tile 9" X 9"		Now	\$227,500		* *	3	\$7,600	
	<i>y</i> 1 1 1 1 2 <i>y</i> 1 1 <i>y</i>			Extent : Moderate		ffected : 25%	· ·	Ψ7,000	
		_	ı : Public C						
Wo	od	70%	Now	\$715,100	2042	* *	5	\$66,400	
****	.			nt, Extent : Severe,		ected : 25%	J	φου, 100	
				Room In Exhibit S _I					
		Split/Crac	ked, Extent	: Severe, Area Aff	ected : 2	5%			
		Location	ı : Exhibit S	Брасе					
Interior	Walls								
Gyr	sum Board	15%			LIFE	* *	5	\$29,800	
	sonry: Brick	10%			LIFE	* *			
Plas	ster	75%			LIFE	* *	5	\$74,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Embossed Metal	15%			LIFE	* *	5	\$7,000	
Gypsum Board	10%			LIFE	* *	5	\$12,900	
Masonry: Vault Struct	10%	Now	\$38,600	LIFE	* *			
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Kunst Ho	all, 2nd Floor					
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Kunst Ho	all, 2nd Floor	55				
Plaster	65%			LIFE	* *	5	\$41,900	

ectrical		Current Repair	Futu	re Replacement	M	aintenance	
stem Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2027	\$26,400	5	\$200	
	Other Obse	rvation, Extent : Moderate,	Area Affe	ected : 100%			
	Location :	Electrical Room - Basemer	ıt				
	Explanation	on : One 3000 Ampere Mair	ı Disconr	nect Switch			
Fused Disc Sw	30%		2057	* *	5	\$100	
	Other Obse	rvation, Extent : Moderate,	Area Affe	ected : 100%			
	Location :	Electrical Room - Basemer	ıt				
	Explanation	on : One 1200 Ampere Mair	ı Disconi	iect Switch			
Switchgear / Switchboard							
Fused Disc Sw	70%		2027	\$34,900	5	\$200	
Fused Disc Sw	30%		2057	* *	5	\$100	
Raceway							
Conduit	80%		2027	\$43,700	1		
Conduit	20%		2057	* *	1		
Panelboards							
Fused Disc Sw	5%		2026	\$1,900	5	\$100	
Fused Disc Sw	5%		2052	* *	5	\$100	
Molded Case Bkrs	80%		2026	\$30,500	5	\$1,500	
Molded Case Bkrs	10%		2052	* *	5	\$200	
Wiring							
Braided Cloth	30%	2-4 \$15,400	2052	* *	1		
	Insulation A	Aged, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location :	Basement					
Thermoplastic	50%		2027	\$25,700	1		
Thermoplastic	20%		2057	**	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Electrical	Current Repair		Futur	e Replacement	M			
System Component Type		ail Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers	400/		2025	¢50,000	_	£200		
Locally Mounted Locally Mounted	40% 30%		2025 2044	\$59,800 * *	5 5	\$200 \$100		
Locally Mounted	10%		2047	* *	5	\$100		
Variable Frequency Drive	20%		2047	* *	3			
211.0	Other Observ	vation, Extent : Moderate	, Area Affe	ected : 100%				
	Location : 0	Custodian Office						
	Explanation	n : New Controllers Und	er Compute	erized And Monitor	ed By Bi	ns		
Ground								
Grounding Devices	1000/		LIEE	* *	_	¢1 000		
Generic	100%		LIFE		5	\$1,000		
Lighting Interior Lighting								
Fluorescent	40%		2027	\$92,900	10	\$25,800		
11001000011		vation, Extent : Light, Ar			10	420 ,000		
	Location : I	Basement And Attic						
	Explanation	n : T-12 Lamps						
Fluorescent	50%		2027	\$116,100	10	\$32,200		
		vation, Extent : Moderate						
		Corridors And Offices 1s		3rd Floors				
		n : Compact Fluorescent						
Incandescent	10%		2027	\$87,000	2	\$200		
Egress Lighting	- 00/				4.0	40.500		
Emergency, Battery	50%		2032	* *	10	\$8,500		
Exit, LED	50%		2055	~ ~	1			
Exterior Lighting Fluorescent	100%		2037	* *	10	\$6,400		
Lightning Protection	10070		2037		10	\$0,400		
Arresters/Cabling								
Generic	100%		2042	* *	5	\$2,100		
Alarm						· · · · · · · · · · · · · · · · · · ·		
Security System								
No Component	90%							
Generic	10%		2035	* *	1	\$2,600		
	Other Observation, Extent: Moderate, Area Affected: 100%							
		Public Spaces						
F'/C1- D / /	Explanation	n : CCTV Surveillance Sy	vstem					
Fire/Smoke Detection	80%							
No Component Generic, Digital	80% 20%		2032	* *	1-3	\$8,900		
Generic, Digital	2070		2032		1-3	\$0,700		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Steam Boiler	Corroded, Location Other Obs	ı : #1 Boile servation, E ı : Basemen	Extent : Light, Area nt Boiler Room	Affected		1 r Heatins	\$62,700	
Distribution	<i>T</i>		(= =====	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		<u>, = = = = = = = = = = = = = = = = = = =</u>	
Hot Wtr Piping/Pump	90%			2043	* *	4	\$3,100	
Central Plant Steam	10%			2047	* *	4	\$300	
Piping/Pmp				_ , ,		-	4000	
Terminal Devices								
Convector/Radiator	100%			2040	* *	1	\$22,700	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2022	\$84,000	1		
No Component	40%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$18,300	
			Extent : Light, Area 3rd Floor On The					
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2037	* *	1	\$8,700	
	Recent In:	stallation, E	Extent : Light, Area n The Attaic		l : 100%		¥ - , · · ·	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2035	* *	2	\$9,800	
			Extent : Light, Area In The Roof	Affected	l : 100%			
No Component	80%							
Ventilation								
Distribution						_		
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,800	
No Component	80%							
Exhaust Fans	_							
Roof	2%			2032	* *	2		
No Component	98%							

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1552

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Electric	100%	2026	\$59,200	4	\$400	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2022	\$10,200	4	\$1,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	$Area\ Affected:$	100%			
	Location: Basement To Roof					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$35,500	
Sprinkler	_					
No Component	90%					
Generic	10%	2037	* *	1-2	\$2,000	
Chemical System	_					
Generic	100%	2025	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : PUERTO RICAN TRAVELING THEATER

Address : 304 WEST 47TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DCA0047.000 / 14806 Yr Built/Renovated :

Area Sq Ft : 6,631 Project Type : CULTURAL AFFAIRS

Date of Survey : 08-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1037 Lot : 37 BIN : 1025057

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$56,100
Interior Architecture	\$133,400	
Electrical	\$131,900	\$36,000
Mechanical		\$109,200
Total	\$265,300	\$201,200
Importance Code A		\$56,100
Importance Code B	\$170,100	\$145,100
Importance Code C	\$95,200	
Total	\$265,300	\$201,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$36,000			\$700
Interior Architecture	\$11,300		\$200	\$2,000
Electrical	\$11,200	\$600	\$400	\$19,300
Mechanical	\$38,700	\$700	\$1,500	\$700
Total	\$97,100	\$1,300	\$2,200	\$22,800
Importance Code A	\$36,300	\$300	\$300	\$1,100
Importance Code B	\$60,800	\$900	\$1,800	\$21,700
Importance Code C				
Total	\$97,100	\$1,300	\$2,200	\$22,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component	% of Fail Date I	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total (Years)		FY		(Yrs)		
terior							
Exterior Walls							
Cast Iron	15%		LIFE	* *			
Masonry: Brick	15%		LIFE	* *	5	\$3,800	
Masonry: Brick	60%		LIFE	* *	5	\$15,300	
Masonry: Limestone	10%		LIFE	* *	5	\$1,900	
Windows							
Steel	60% 4+	\$2,000	2044	* *	5	\$4,200	
	Ctrwt/Balnc Not Funct,	Extent : Modera	te, Area	Affected : 15%			
	Location : Rear Faca	de Windows					
Steel	40%		2044	* *	5	\$5,600	
5.661	Other Observation, Ext	ent : Light, Area		: 100%	J	ψ2,000	
	Location : Various Lo						
	Explanation : Decora						
Parapets	<u>r</u>						
Masonry: Brick	75% 2-4	\$4,100	LIFE	* *	5	\$1,300	
ý	Diagonal Cracks, Exter			10%		4 %	
	Location : Chimney		,,,				
	Spalling, Extent : Light	, Area Affected :	15%				
	Location : Chimneys			Roof			
Metal Cornice	10%		2043	**	10	\$600	
Metal Panel	5%		2048	* *	5	\$300	
Slate	10% 0-2	\$2,100	LIFE	* *	5	\$200	
Siate	Cracking/Crumbling, E			ffected : 20%	3	Ψ200	
	Location : Coping Sto		-	-			
	Worn/Eroded, Extent:	-		-			
	Location : Parging D						
Roof	0 0		1				
Modified Bitumen	10% Now	\$7,000	2038	* *			
	Debris Present, Extent			d : 100%			
	Location : Rear Lowe				acent Site		
	Gut/DS Non Func/Miss	, Extent : Severe,	Area Af	fected : 10%			
	Location : Lower Roc	of Above Back Sta	ige Stair:	S			
	Worn/Eroded, Extent:	Moderate, Area	Affected .	: 50%			
	Location: Lower Roc	of Above Back Sta	ige Stair:	S			
Modified Bitumen	80% 0-2	\$5,600	2028	\$56,100			
1120 01110 01 2100111011	Blisters, Extent : Light,			\$20,100			
	Location : Upper Roo						
	Debris Present, Extent		Affected	1:30%			
	Location : Upper Roc						
	Drains Inad/Misposn, I						
	Location : Roof Surfa						
Sloped Glazing	10% Now	\$15,100	LIFE	* *	5	\$6,200	
Stoped Glazing	Caulking Deteriorated,			Affected: 15%	5	ψ0,200	
	Location : Open Sean			33			
	Water Penetration, Ext			cted : 15%			
	Location : At Seams -						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 PUERTO RICAN TRAVELING THEATER

Asset #: 14806

Architecture		Current F	Repair	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%		\$11,300	2027	\$56,400	3	\$6,000	
			nt, Extent : Severe,					
	Location	i : Various	Treads On Metal F	Pan Stair.	s And At Balcony E	Entrances	;	
Cast in Place Concrete	20%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2037	* *	5	\$500	
Wood	35%	Now	\$38,300	2043	* *	5	\$3,300	
	Location	n : Front Ro	Extent : Moderate, oom Of Third Floor	·Offices				
			: Moderate, Area					
	Location	ı : 3rd Floo	r Dance Studio / O	ffices An	d 4th Floor Office	S		
Interior Walls	400/				di di	_	0.1.1.0.0	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,100	
Gypsum Board	10%			LIFE	* *	5	\$1,600	
Masonry: Brick	80%		\$95,200	LIFE	* *			
	_		tent : Severe, Area					
	Location	ı : West Sta	irwell - Between 21	nd And 3	rd Floors			
	Effloresce	nce, Extent	: Moderate, Area	Affected	: 10%			
	Location	ı : Basemen	t Walls - Opposite	Dressing	g Rooms			
Ceilings								
Exposed Concrete	70%			LIFE	* *	5	\$1,000	
Gypsum Board	5%			LIFE	* *	5	\$600	
Plaster	25%			LIFE	* *	5	\$1,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

ectrical	Current Repair	Future Repl	acement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$1,600	5		
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Service Switch	Rated At 600 Amp	eres			
Switchgear / Switchboard						
Fused Disc Sw	100%	2028	\$36,000	5		
	Other Observation, Extent: Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Sections					
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	20%	2036	* *	5		
Molded Case Bkrs	80%	2036	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Wiring							
Thermoplastic	100%	2038	* *	1			
Motor Controllers	1000/	2022		_			
Locally Mounted	100%	2033	* *	5			
Ground							
Grounding Devices Generic	100% 0-2	\$10,600 LIFE	* *	5	\$100		
Generic	Other Observation, Extent:			3	\$100		
	Location: Basement	Moderate, Area Affe	ciea . 10070				
	Explanation : Corroded						
Lighting							
Interior Lighting							
Fluorescent	5%	2028	\$3,700	10	\$300		
	Compact Fluorescent Light,	Extent : Moderate, A	Area Affected : 100	%			
	Location: 4th Floor, Base	ement					
Fluorescent	5%	2028	\$3,700	10	\$300		
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Are	a Affected : 100%				
	Location : Hallways And I	Bathrooms					
Fluorescent	15%	2023	\$11,100	10	\$900		
	T-12 Lamps And Fixtures, E	Extent : Moderate, Ar		ó			
	Location: Basement And	4th Floor					
Incandescent	75%	2023	\$55,400	2	\$100		
Egress Lighting							
Emergency, Battery	50%	2028	\$5,000	10	\$800		
Exit, LED	50%	2043	* *	1			
Exterior Lighting							
LED	10%	2036	* *				
No Component	90%						
Alarm							
Security System	-00/						
No Component	70%				*		
Generic	30%	2023	\$6,700	1	\$700		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Doors	O. l. D C	4 4				
Fire/Smoke Detection	Explanation: Intrusion Al	arm Only, Door Con	iacis				
Generic, Digital	100%	2023	\$76,400	1-3	\$4,200		
Generic, Digital	Other Observation, Extent :			1-3	⊅ 4 ,∠∪∪		
	Location: Throughout The		cieu . 100/0				
	Explanation : Manual Pul	=	And Smoke Detec	tors			
	емрининон . типиш I ш	Sianon, main Dell	11114 SHOKE DELEC	1013			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Mechanical	Current Repa	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2038	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	**	1	\$3,300	
	Boiler Used For Hot Water, Extent: Light, Area Affected: 100%						
	Location : Basement						
Distribution	1000/ 0.2	¢1 100	2027	¢10.000	4	¢200	
Hot Wtr Piping/Pump	100% 0-2	\$1,100	2027	\$10,800	4	\$300	
	Corroded, Extent : Model Location : Basement	raie, Area Ajje	ciea : 20	70			
Terminal Devices	Location . Basement						
Air Handler	50%		2028	\$48,600	1	\$2,100	
Air Handler	Other Observation, Exten	nt · Light Area			1	\$2,100	
	Location : Roof	ii . Ligiii, mea	rijjecica	. 5070			
	Explanation: 1 Package	e Unit					
Air Handler	20% Now	\$19,400	2038	* *	1	\$700	
All Handler	Leak Evident, Extent : Se	. ,		%	1	\$700	
	Location : Coil Leaks, I			, ,			
	Malfunctioning, Extent :	-	ffected : .	20%			
	Location : (1) 10 Ton U		,,,				
Convector/Radiator	20%		2026	\$7,400	1	\$400	
Fan Coil Unit/Heat	10%		2028	\$10,400	1	\$200	
Tun con oma mar	Other Observation, Exten	t : Light, Area			1	Ψ200	
	Location : Basement		33				
	Explanation: 1 Unit						
Air Conditioning	•						
Energy Source							
Electricity	100%		2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14806

Mechanical	Current Repair		Futu	re Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	•			•				
Conversion Equipment Ext Pkg Unit - Heating/Cooling	70%			2028	\$60,600	2	\$300	
Treating/Cooling			tent : Light, Area A on Unit. Roof	ffected :	70%			
Ext Pkg Unit - Heating/Cooling		Now	\$17,300	2038	* *	2	\$100	
			re, Area Affected :	20%				
		: Compres						
			: Severe, Area Affe	ected : 10	0%			
	Location							
			t : Severe, Area Afj	fected : 2	20%			
	Location							
	R-22 Refri Location	-	ent : Light, Area A	ffected :	20%			
Split Unit	10%			2028	\$14,800			
-	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 10%			
	Location	: Basemen	t					
	Explana	tion : 1 Uni	t. R-410a					
Terminal Devices								
Fan Coil - 4 Pipe	10%			2028	\$16,200	1	\$200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$1,400	2	\$500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans								
Interior	10%			2028	\$2,500	2		
Roof	90%			2028	\$10,300	2	\$200	
Plumbing								
H/C Water Piping	1000/			2020	* *	1		
Brass/Copper	100%			2038	* *	1		
Sanitary Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	~ ^	1		
Storm Drain Piping	1000/			LIDD	* *	1		
Cast Iron	100%			LIFE	-1- A	1		
Fixtures	100%							
Generic	100%							
Fire Suppression								
Sprinkler No Component	85%							
Generic	85% 15%			2028	\$10,200	1-2	\$300	
Generic	13/0			2020	\$10,200	1-4	φ300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$182,900	
Total	\$182,900	
Importance Code A	\$182,900	
Total	\$182,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,100	\$5,000	\$2,800	
Interior Architecture	\$2,100	\$13,800		\$200
Electrical	\$9,800	\$4,800		
Mechanical	\$200	\$200	\$1,200	\$200
Total	\$15,300	\$23,800	\$4,000	\$500
Importance Code A	\$3,300	\$5,100	\$2,900	\$100
Importance Code B	\$12,000	\$18,700	\$1,100	\$300
Importance Code C				
Total	\$15,300	\$23,800	\$4,000	\$500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_		
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Stucco Cement		Now	\$52,000	2031	**	5	\$8,800	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
		: Through						
	_	_	Extent: Severe, A	rea Affec	cted : 10%			
		: At Main		1.00	1 100/			
			xtent : Severe, Are					
	Location	: Entrance	Lobby And Classi	room Adj	acent To Looby			
Windows	1000/	2.4	Φ.(2.500	2051	* *	-	6700	
Aluminum	100%		\$62,500 at : Moderate, Area	2051		5	\$700	
	-	uuon, Exien : Through		і Ајјестес	l: 33%			
		_	oui ent : Moderate, Are	a Affaat	A . 500/			
	•	: Through		ги Ајјест	za . 3076			
Parapets	Locuiton	. Imougn	on					
Metal Panel	5%			2036	* *	5	\$100	
Stucco Cement	95%			2024	\$20,700	5	\$1,600	
Roof	7570			2021	Ψ20,700		Ψ1,000	
Asphalt Shingle	10%			2022	\$2,700	10	\$100	
Built-Up (BUR)	65%			2021	\$68,500	10	\$4,900	
Metal Panel		Now	\$900	2031	**		* %	
			ss, Extent : Severe		fected : 10%			
			nd South Facades					
Sloped Glazing	5%	0-2	\$2,300	LIFE	* *	5	\$5,100	
Stepen Stuzing			ents, Extent : Mod		ea Affected : 10%	J	ψ2,100	
		_	ine At Entrance		33			
	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 25%			
			Frame At Entrance					
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$900	
Ceramic Tile	5%			2029	\$3,900	5	\$200	
Vinyl Tile	45%			2026	\$15,300	3	\$900	
Vinyl Tile	40%			2021	\$13,600	3	\$600	
Interior Walls								
Ceramic Tile	5%			2029	\$10,800	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		Now	\$1,900	LIFE	**	5	\$4,600	
	Cracking/	Crumbling,	Extent: Moderate	. Area A	ttected : 15%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

	Current R	rrent Repair Future Replacement Maintenance			Current Repair Future Replacement		M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
				•					
				·	5				
			Area Affe	ected : 100%					
			1.4.00	20.4					
Explana	tion: Main	Service Switch Ra	ted At 20	00 Amperes					
500/			2026	¢1.6.000	1				
30%			2030		1				
50/			2034	* *	5				
				\$6,900					
				**					
3070			2057		<u> </u>				
75%			2026	\$21,200	1				
				**					
100%			2024	\$15,400	5				
100%	0-2	\$9,700	LIFE	* *	5				
			Area Affe	ected : 100%					
Location	ı : Water Mo	ain							
Explana	tion : Corro	ded							
4.50/				44000	4.0				
		T				\$400			
-			erate, Ar	ea Affected : 100%					
		l Koom							
				·	10	\$2,000			
_			rate, Are	a Affected : 100%					
Location	i : Througho	out The Building							
1000/			2021	# 400					
100%			2021	\$400	1				
1000/			2026	¢10 100	10				
100%			2026	\$10,100	10				
100%			2020	\$5,700	5	\$100			
100/0			2029	φ5,700	J	φ100			
70%									
			2026	\$2,400	1	\$300			
		xtent : Moderate, 1		·	-	Ψ200			
	.,	, -	33 -						
Location	ı : Outside								
	100% Other Obs. Location Explana 50% 50% 55% 45% 50% 100% 100% Other Obs. Location Explana 15% T-12 Lamp. Location 85% T-8 Lamp. Location 100% 100% 100% 100% 100%	% of Fail Date Total (Years) 100% Other Observation, E. Location: Electrical Explanation: Main 50% 50% 5% 45% 50% 100% 100% 100% 100% T-12 Lamps And Fixtue Location: Electrical Explanation: Corrol 15% T-12 Lamps And Fixtue Location: Throught 100% 100% 100%	Total (Years) 100% Other Observation, Extent: Moderate, Including: Electrical Room Explanation: Main Service Switch Rain 50% 50% 50% 75% 45% 50% 100% 100% 100% 100% 100% T-10 Lamps And Fixtures, Extent: Moderate, Including 100% T-8 Lamps And Fixtures, Extent: Moderation: Throughout The Building 100% 100% 100% 100%	100% 2026	100% 2026 \$1,500 Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: Main Service Switch Rated At 200 Amperes 50% 2036 ** * * 59% 2036 ** * * 59% 2034 ** * 59% 2034 ** * 59% 2034 ** * 59% 2034 ** * 59% 2034 ** * 15% 2024 \$15,400 100% 0-2 \$9,700 LIFE ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Water Main Explanation: Corroded 15% 2021 \$4,000 T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Electrical Room 85% 2026 \$22,700 T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Building 100% 2021 \$400 100% 2026 \$10,100 100% 2029 \$5,700	No of Total Pail Date Estimated Cost Pail Date Cycle Pail Date Cycle Pail Date Pail	No f Fail Date Estimated Cost FY Estimated Cost FY Estimated Cost FY Estimated Cost Cycle Cyrs Estimated Cost Cyrs Cyrs		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN EDUCATION BLDG

Asset #: 2235

Mechanical		Current F	Repair	Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2036	* *	1		
Conversion Equipment Hot Water Boiler	100% Other Obs		Extent : Light, Area	2039 Affected	**	1	\$1,300	
		a : First Flo	_	33				
			ural Gas Fired Ho	t Water I	Boiler			
Distribution Hot Wtr Piping/Pump	100%			2034	* *	4	\$100	
Terminal Devices Convector/Radiator	100%			2031	* *	1	\$900	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2026	\$20,300	2	\$200	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$3,400	
Plumbing H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater								
Electric			Extent : Light, Area	2025 Affected	\$2,200 !: 100%	4		
Sanitary Piping	Locuitor	i . Doner K	oom					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Location	ı : Perimete	oderate, Area Affe er Of Roof Near Gr	een Hou	se Exit			
			Extent : Light, Area Perimeter Of Roof	Affected	: 100%			
	Explana	tion : Lead	ers And Gutters Int	o Cast Ii	on Under Ground	Piping		
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: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : OUEENS BOTANICAL GARDEN GREENHOUSE

Address : 43-50 MAIN STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DCA0016.050 / 2234 Yr Built/Renovated : 1964 /

Area Sq Ft : 2,394 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Nov-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5107 Lot : 200 BIN : 4518264

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$286,100	\$110,100
Total	\$286,100	\$110,100
Importance Code A	\$286,100	\$110,100
Total	\$286,100	\$110,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,800			
Interior Architecture	\$30,900			
Electrical	\$100	\$9,000		
Mechanical	\$2,100	\$100	\$200	\$100
Total	\$36,800	\$9,100	\$200	\$100
Importance Code A	\$3,800			
Importance Code B	\$2,200	\$9,100	\$200	\$100
Importance Code C	\$30,900			
Total	\$36,800	\$9,100	\$200	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	150/ 31 02.000	2021 **	~	фооо	
Stucco Cement	15% Now \$3,800 Cracking/Crumbling, Extent : Moder Location : Building Base		5	\$800	
	Staining/Discoloring, Extent : Moder Location : Throughout	ate, Area Affected : 30%			
Window Wall	85% Now \$35,500	2036 **	5	\$6,800	
	Glazing Broken/Cracked, Extent: Mo Location: Throughout	derate, Area Affected : 20%			
Windows					
Aluminum	95% Now \$53,300	2051 **	5	\$600	
	Broken/Missing Elements, Extent: M Location: Throughout	oderate, Area Affected : 25%			
Metal Louvers	5%	2029 \$2,000	10	\$400	
Roof		·			
Sloped Glazing	100% Now \$197,300	LIFE **	5	\$110,100	
-	Glazing Broken/Cracked, Extent: Mo Location: Throughout	derate, Area Affected : 25%			
	Water Penetration, Extent : Moderate Location : Throughout	, Area Affected : 20%			
Interior					
Floors	1000/	1100 **	_	*	
Cast in Place Concrete	100% Misaligned/Bulging, Extent: Severe, Location: Along Central Axis Path	LIFE	5	\$7,800	
Interior Walls					
Cast in Place Concrete	100% Now \$30,900 Cracking/Crumbling, Extent : Moder Location : Throughout				

Electrical	Current Repair	Future	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Raceway							
Conduit	100%	2026	\$3,800	1			
Panelboards							
Molded Case Bkrs	100%	2025	\$7,600	5	\$100		
Wiring							
Thermoplastic	100%	2026	\$8,300	1			
Motor Controllers							
Locally Mounted	100%	2024	\$7,300	5			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN GREENHOUSE

Asset #: 2234

Electrical	rical Current Repair		eplacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2021	\$5,400	10	\$2,200	
	T-12 Lamps And Fixtures, I	Extent : Moderate, Area A	Affected : 100%			
	Location : Throughout Th	e Building				
Lightning Protection						
Arresters/Cabling						
Generic	100%	2029	\$5,200	5	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2021	\$1,500	1	\$200	
	Other Observation, Extent:	Moderate, Area Affected	l: 100%			
	Location : Outside					
	Explanation: CCTV Surve	eillance Camera System				

Mechanical	Current Repair	Future Rep	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
HTHW/HW	100%	2036	* *	1			
	Other Observation, Extent: Light, A. Location: Education Building	rea Affected : 100	0%				
	Explanation : Hot Water Provided	From Adjacent B	uilding				
Distribution							
Hot Wtr Piping/Pump	100%	2034	* *	4	\$100		
Terminal Devices							
Convector/Radiator	100%	2031	* *	1	\$800		
Ventilation							
Exhaust Fans							
Wall Unit	100%	2026	\$800	2	\$100		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2036	* *	1			
Water Heater							
Electric	100%	2020	\$2,000	4			
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : OUEENS 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 2020 - 2023		FY 2024 - 2029
Exterior Architecture		\$73,600		\$41,100
Total		\$73,600		\$41,100
Importance Code A		\$73,600		\$41,100
Total		\$73,600		\$41,100
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023

Total	\$40,700	\$12,500	\$100	\$100
Importance Code C				
Importance Code B	\$1,600	\$11,400	\$100	\$100
Importance Code A	\$39,200	\$1,000		
Total	\$40,700	\$12,500	\$100	\$100
Mechanical	\$1,300		\$100	
Electrical		\$11,400		
Interior Architecture	\$300			
Exterior Architecture	\$39,200	\$1,000		
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	15%			2036	* *	5-10	\$3,800	
Stucco Cement	35%		\$4,800	2031	* *	5	\$1,600	
			ents, Extent : Mod erimeter Walls	erate, Ar	rea Affected : 20%			
Window Wall	50%	Now	\$4,600	2036	* *	5	\$3,500	
	-	roken/Crac ı : Through	ked, Extent : Mode out	erate, Are	ea Affected : 15%			
Windows								
Aluminum	100%	Now	\$25,100	2051	* *	5	\$300	
		issing Elem ı : Through		erate, Ar	rea Affected : 20%			
	Glazing B	roken/Crac	ked, Extent : Mode	rate, Are	ea Affected : 25%			
	Location	ı: Through	out					
Roof								
Metal Panel		Now	\$4,700	2031	* *			
			ss, Extent : Moder ed South Facades	ate, Area	a Affected : 20%			
Sloped Glazing	60%	Now	\$73,600	LIFE	* *	5	\$41,100	
·	-	roken/Crac ı : Through	ked, Extent : Mode out	erate, Are	ea Affected : 20%			
nterior Floors								
Cast in Place Concrete	90%			LIFE	* *	5	\$4,200	
Ceramic Tile	10%			2029	\$4,300	5	\$200	
Interior Walls	1070				4.,200		<u> </u>	
Concrete Masonry Unit	100%			LIFE	* *	5	\$1,500	
Ceilings							·	
Gypsum Board	25%	0-2	\$300	LIFE	* *	5	\$300	
		issing Elem ı : By Wateı		erate, Ar	rea Affected : 25%			
Metal Panel	15%			LIFE	* *	5	\$200	
No Component	60%			_		-		

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Raceway							
Conduit	100%		2026	\$3,800	1		
Panelboards							
Molded Case Bkrs	100%		2025	\$7,600	5		
Wiring							
Thermoplastic	100%		2026	\$8,300	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN LITTLE GREENHOUSE

Asset #: 2233

Electrical	trical Current Repair Future Replacement		eplacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2021	\$3,200	10	\$1,300	
	T-12 Lamps And Fixtures, Extent:	Moderate, Area A	Affected : 100%	ó		
	Location: Throughout The Build	ling				
Egress Lighting						
Exit, Service	100%	2021	\$400	1		
Exterior Lighting						
HID	100%	2021	\$5,600	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2021	\$900	1	\$100	
	Other Observation, Extent: Mode	rate, Area Affected	l : 100%			
	Location : Outside					
	Explanation : CCTV Surveillance	e Camera				

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
HTHW/HW	100%		2036	* *	1		
	Other Observati	ion, Extent : Light, Area	Affected	! : 100%			
	Location : Edi	ication Building					
	Explanation:	Hot Water Provided Fr	om Adjac	ent Building			
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$100	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$500	
Ventilation							
Exhaust Fans							
Wall Unit	100%		2026	\$500	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Water Heater							
Electric	100%		2020	\$1,200	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : OUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Address : 43-50 MAIN STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DCA0016.080 / 2236 Yr Built/Renovated : 2006 /

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Nov-2014 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 5107 Lot : 200 BIN : 4439684

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$400			\$4,700
Interior Architecture				
Electrical	\$100	\$4,200	\$100	\$100
Mechanical	\$300	\$500	\$300	\$500
Total	\$700	\$4,700	\$400	\$5,200
Importance Code A	\$500	\$400	\$100	\$5,000
Importance Code B	\$300	\$4,300	\$300	\$200
Importance Code C				
Total	\$700	\$4,700	\$400	\$5,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	10%			2039	* *	5	\$1,500	
Metal Panel		Now	\$400	2052	* *	5	\$5,400	
	-	Dented, Ex : West Fac	xtent : Moderate, A cade	rea Affe	cted : 5%			
Metal Coiling Doors	15%			2043	* *	5	\$1,900	
Wood	5%			2043	* *	5	\$1,000	
Windows								
Aluminum	100%			2048	* *	5	\$100	
Roof								
Metal Panel	100%			2043	* *	10	\$3,200	
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 A	ffected : 5%			
	Location	: Above W	indow In South Fa	cing Lou	inge / Office			
Metal Panel	65%			LIFE	* *			
Ceilings								
Exposed Struc: Steel	90%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$100	

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5		
	Other Observation, Extent: Moderate, A	Area Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ted At 400 Amp	eres			
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Molded Case Bkrs	100%	2042	* *	5	\$100	
Wiring						
Thermoplastic	100%	2046	* *	1		
bround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2031	* *	10	\$3,700	
	T-5 Lamps And Fixtures, Extend	t : Moderate, Area Affec	ted : 100%			
	Location : Throughout The Bi	iilding				
HID	10%	2031	* *	10		
Exterior Lighting						
Fluorescent	100%	2031	* *	10	\$400	
	Compact Fluorescent Light, Ex	tent : Moderate, Area Aj	ffected : 100	0%		
	Location : Outside					
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$500	
	Other Observation, Extent: Mo	derate, Area Affected :	100%			
	Location : Outside, Repair Sh	ops				
	Explanation : CCTV Surveilla	nce Cameras				

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estima FY	ated 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, A	rea Affected : 90%				
	Location: Throughout Office Space	e				
	Explanation: 4 Through The Wall	Gas Fired Space He	eaters			
Heat Pump Air Sourced	10%	2027		2	\$100	
	Other Observation, Extent: Light, A	rea Affected : 100%				
	Location : Offices					
	Explanation: 2 Wall Hung Heat P.	umps				
	Provides Heating For Two Offices	·.				
Radiant Heater	65%	2031	* *	2	\$1,400	
	Other Observation, Extent: Light, A	rea Affected : 100%				
	Location : Maintenance And Horticulture Shops					
	Explanation: 2 Gas Fired Radiant	Space Heaters				
Air Conditioning						
Energy Source						
Electricity	100%	2048	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN MAINTENANCE AND HORTICULTURE

Asset #: 2236

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment Interior Pkg Unit - Cooling	15%	2027	\$24,100	2		
-	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Various Offic	es				
	Explanation: Wall Hung	Region Packaged Units				
Window/Wall Unit	25%	2024	\$2,200	1		
No Component	10%					
	Other Observation, Extent	: Light, Area Affected	: 0%			
	Location : Offices					
	Explanation: The Heat I	Pumps Are Accounted	For Under Heatin	g Conver	rsion 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	\$3,800	4		
Sanitary Piping			at at			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/		* *			
Plastic/PVC	100%	2043	* *	1		
Backflow Preventer	1000/	2024	* *		Ф200	
Generic	100%	2034	* *	1	\$300	
Fixtures	1000/					
Generic	100%					
Fire Suppression						
Sprinkler Generic	100%	2052	* *	1-2	\$1,300	
Generic	10070	2032		1-2	\$1,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : OUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Address : 43-50 MAIN STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DCA0016.010 / 2232 Yr Built/Renovated : 2007 /

Area Sq Ft : 16,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Nov-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5107 Lot : 200 BIN : 4439682

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$47,100
Total		\$47,100
Importance Code B		\$47,100
Total		\$47,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,800		\$8,200	\$3,400
Interior Architecture	\$200	\$600		\$1,200
Electrical	\$1,100	\$18,300	\$1,600	\$1,100
Mechanical	\$3,900	\$2,000	\$4,800	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,900	\$24,900	\$18,600	\$11,700
Importance Code A	\$14,800		\$9,200	\$3,400
Importance Code B	\$7,900	\$24,900	\$9,400	\$8,300
Importance Code C	\$200			
Total	\$22,900	\$24,900	\$18,600	\$11,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

rchitecture	Cı	rrent Repa	ir	Futur	e Replaceme	nt	М	aintenance	
stem Component Type		l Date Est	timated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•		•			
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		-2	\$13,300	2039		* *	5	\$12,400	
	Deteriorated I Location : So		_	a Affecte	d : 35%				
Windows									
Aluminum	100%			2048		* *	5	\$2,800	
	Recent Replac		_	Area Aff	ected : 100%				
	Location : E.	xterior Sha	ding 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		ow	\$500	LIFE		* *	5	\$800	
	Jnt Mortar Mi								
	Location : U	nderside O	f Coping Stone	s At Gre	en Roof				
Roof									
Cast in Place Concrete	25%			LIFE		* *			
	Other Observe			Area Affe	ected : 100%				
	Location : O								
IDMA/D		: Green Ko	of With Vegeto			* *	10	Φ4.000	
IRMA/Protected Membrane	30%			2034		* *	10	\$4,800	
	Debris on Roo Location : Ti		Moderate, Are	a Affecte	d : 15%				
	Drains Clogge Location : Re		Moderate, Are rs Blocked By						
	Vegetation Growth, Extent: Moderate, Area Affected: 20%								
		_	2nd Floor Roo						
	Other Observation, Extent: Moderate, Area Affected: 40%								
	Location : A	•							
	Explanation	: Solar Par	iels						
IRMA/Protected Membrane	5%			2034		* *	10	\$800	
	Paver Block B	allast, Exte	nt : Moderate,	Area Af	fected : 100%				
	Location : O	ver Auditor	ium Wing						
Single Ply Membrane	35%			2034		* *	10	\$5,600	
2.00.800 0.000	Adhesion Faile Location : The		: Moderate, A	rea Affec	ted : 15%				
	Other Observe		t : Moderate, 1	Area Affe	ected : 100%				
			Open Space	33 -					
			Is Used For V	Vater Co	llection				
	-	3							

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Architecture	ure Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%			2027	\$15,600	3	\$1,800	
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	
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	: Above A	uditorium Window:	s At Linte	el			
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	
• •	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: Auditorii	um Ceiling					
Metal Panel	30%			LIFE	* *	5	\$9,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Undersid	le Of Open Canopy	,				
	Explana	tion : Roof	Above Is Used As A	A Water	Collector			

ectrical	Current Repair	Future Repla	cement	М	aintenance		
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2046	* *	5	\$100		
	Other Observation, Extent: Ma Location: Electrical Room/I Explanation: Main Service St Amperes For Solar Panels	Roof		- 60 Amp	peres, 3- 30		
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 Drive	80%	2039	* *				

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Electrical	Current Repa	ir Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	0.407	2021	* *	1.0	#12 000	
Fluorescent	94%	2031		10	\$13,800	
	T-5 Lamps And Fixtures,		Affectea : 100%			
771	Location: Throughout T		* *	1.0	Φ700	
Fluorescent	5%	2031		10	\$700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Basement, Auditorium					
LED	1%	2031	* *			
Egress Lighting	5 00/	2021	ماد ماد	1.0	#1 000	
Emergency, Battery	50%	2031	* *	10	\$1,900	
Exit, LED	50%	2054	* *	1		
Exterior Lighting	50%	2021	* *	10	6700	
Fluorescent	50% Compact Fluorescent Lig	2031		10	\$700	
	Location : Outside	т, Ехіет . Мойегиїв, Аг	ей Ајјесіей . 100	170		
LED	50%	2031	* *			
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Hallways And Lobby					
- 	Explanation : CCTV Sur	rveillance Camera Syster	n			
Fire/Smoke Detection	1000/	•	ate ate		40.000	
Generic, Digital	100%	2031	**	1-3	\$9,900	
	Other Observation, Exten		ted : 100%			
	Location: Throughout T	· ·	77 47	D 11 C	1 D	
	Explanation : Strobe Lig	ghts, Manual Pull Station	is, Horns, Alarm	Bells, Sn	noke Detectors	

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Electricity	100%	2052	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2030	* *	2	\$4,900	
-	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Basement					
	Explanation: 8 Water To Water Heat	Pumps				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2232

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2048	* *	4	\$1,200	
	Other Observation, Extent : Light	, Area Affected : 100%	6			
	Location: Throughout					
	Explanation: Dual Temperatur	e Water Piping Obser	ved			
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%	6			
	Location: Throughout					
	Explanation: Variable Air Volu	me 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	\$13,500	4	\$100	
Sanitary Piping			. ,		·	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	- * * * *					
Non-Submersible	100%	2034	* *	4	\$300	
Backflow Preventer	10070	2001		•	Ψ200	
Generic Generic	100%	2034	* *	1	\$1,000	
Fixtures	10070	2037			Ψ1,000	
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	100%	LIFE	* *			
riyuraunc	Other Observation, Extent : Light					
	Location: 1-2 Floors	, лгеи лујестеи . 1007	υ			
	Explanation : 1 Unit					

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS BOTANICAL GARDEN VISITOR AND ADMIN BLDG.

Asset #: 2232

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2052 **	1-2 \$4,500	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : QUEENS MUSEUM

Address : FLUSHING MEADOWS CORONA PARK GRAND CENTRAL PARKWAY

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 137,232 Project Type : CULTURAL AFFAIRS

Date of Survey : 02-Nov-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1, Mez

Block : 2018 Lot : 1 BIN : 4458851

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$911,900	\$414,100
Interior Architecture	\$483,600	\$453,300
Electrical		\$153,300
Mechanical	\$531,800	\$2,011,200
Total	\$1,927,400	\$3,031,900
Importance Code A	\$1,039,300	\$435,600
Importance Code B	\$686,900	\$2,557,100
Importance Code C	\$201,200	\$39,200
Total	\$1,927,400	\$3,031,900

Total	\$249,900	\$73,600	\$128,800	\$86,700
Importance Code C	\$33,100			\$2,700
Importance Code B	\$192,800	\$60,000	\$110,800	\$70,400
Importance Code A	\$24,000	\$13,600	\$18,000	\$13,600
Total	\$249,900	\$73,600	\$128,800	\$86,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Enclosure	\$2,500			
Mechanical	\$97,800	\$51,400	\$88,900	\$47,300
Electrical	\$22,800	\$14,300	\$17,400	\$13,400
Interior Architecture	\$105,200		\$10,300	\$18,100
Exterior Architecture	\$13,600		\$4,400	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Architecture		Current F	Repair	Futur	re Replacement	M	laintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Glazed Ceramic Panel		Now	\$41,600	LIFE	**	5	\$29,200	
		_	ents, Extent : Seve	re, Area	Affected : 20%			
		: Penthous			A.CC . 1 100/			
			l, Extent : Moderai	te, Area 1	Affected: 10%			
			Base, Penthouse	1 a 1 ff.	antad . 1000/			
		ervanon, E : Building	Extent : Moderate, A	<i>А</i> геа Ајје	eciea : 100%			
			d Surfaces					
Metal Panel	2%	ion . I une	u Surjuces	2049	* *	5-10	\$17.100	
Wietai i anei		ervation F	Extent : Light, Area			3-10	\$17,100	
			Equipment Screen	Пусстей	. 100/0			
			inum Louver					
Granite Panels	2%		2011, 6.	LIFE	* *	5	\$3,700	
Panel/Paver: Limestone		Now	\$695,100	LIFE	* *	5	\$46,800	
Tuner Tuver. Enthesione			Extent : Moderate		ffected : 30%	3	Ψ10,000	
	_	: Loading			,,,			
	Jnt Mortar	Miss/Eroc	d, Extent : Moderai	te, Area A	Affected : 50%			
	Location	: Loading	Dock					
Pre-Cast Concrete	5%			LIFE	* *	5	\$40,500	
Pre-Cast Concrete	20%			LIFE	* *	5	\$162,100	
Window Wall	16%			2055	* *	5	\$74,800	
Windows								
Aluminum	25%			2037	* *	5	\$200	
Glass Block	15%			LIFE	* *	5	\$200	
Metal Louvers	60%		\$1,500	2032	**			
	_		ts, Extent : Modero	ite, Area	Affected: 5%			
		_	out Penthouse	1.	and Affordad , 50/			
			ents, Extent : Mod out Penthouse	erate, Ai	rea Ајјества : 5%			
				Aroa Affa	natad + 100%			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Throughout Penthouse							
	Location: Inrougnout Pentnouse Water Penetration, Extent: Moderate, Area Affected: 5%							
			out Penthouse	rea rijje	.c.ca . 370			
Parapets								
Metal Panel	98%			2039	* *	5	\$74,400	
Metal Rail	2%			2042	* *	5-10	\$7,100	
		ervation, E	Extent : Light, Area		l : 100%			
		: Main Up						
	Explanat	ion : Perin	ıeter Guardrail Ar	ound Sky	lights			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Architecture	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Roof					
Single Ply Membrane	20% Now \$36,50 Adhesion Failure, Extent : Moderate Location : Throughout	e, Area Affected : 5%			
	Punct/Tear/Impact Damage, Extent : Location : Throughout Walk Pads Miss/Displ, Extent : Mod		6		
	Location: Throughout	eruie, Area Ajjeciea . 5070			
Skylight, Metal/Glass	15%	2049 **	10	\$56,500	
Spray-on Foam	65%	2034 **	5	\$97,900	
Soffits					
Cast in Place Concrete	33% Now \$6,60		5	\$5,800	
	Cracking/Crumbling, Extent: Model Location: Loading Dock, Through				
	Misaligned/Bulging, Extent: Modera				
	Location: Loading Dock	uie, Areu Ajjecieu . 1070			
Cement-Fiber Panel	34%	2034 **	10	\$3,700	
Exposed Struc: Steel	33%	LIFE **	5	\$7,200	
	Other Observation, Extent: Light, A Location: West Entrance				
, .	Explanation : This Is Actually Stair	nless Steel Panels			
nterior Floors					
Carpet	10%	2025 \$267,600	3	\$41,100	
Curper	Wrinkling, Extent : Moderate, Area L Location : At Offices		3	Ψ11,100	
Cast in Place Concrete	5% Now \$2,20	0 LIFE **	5	\$22,500	
	Cracking/Crumbling, Extent : Moder Location : Mezzanine Storage, Stai				
Cast in Place Concrete	40%	LIFE **	5	\$359,400	
	Cracking/Crumbling, Extent : Light, Location : Throughout	Area Affected : 2%			
Ceramic Tile	5%	2038 **	5	\$10,300	
Cerdinie The	Other Observation, Extent : Light, A Location : Mezzanine Stair And Pa	rea Affected : 100%	3	Ψ10,300	
	Explanation: Glass Panel Floor S	ystem			
Sheet Vinyl/Rubber	5% Now \$6,20		5	\$7,700	
J	Misaligned/Bulging, Extent : Modera Location : Stair			******	
Terrazzo	5%	LIFE **	5	\$16,000	
Wood	30%	2057 **	5	\$115,500	
	Deteriorated Finish, Extent: Light, A Location: Throughout		-	, •	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Interior Walls	50/	2038 **	-	\$5.500	
Ceramic Tile Glass: Single Pane	5% 5%	2038 ** LIFE **	5 5	\$5,500 \$8,200	
Gypsum Board	60%	LIFE **	5-10	\$111,200	
Gypsuiii Board	Broken/Missing Elements, Extent : Lig Location : Southeast Mechanical Per	ht, Area Affected : 1%	3-10	\$111,200	
Masonry: Brick	10% Now \$8,700	LIFE **			
Masoniyi Briok	Broken/Missing Elements, Extent: Mo Location: Southeast Mechanical Per	derate, Area Affected : 2%			
Plaster	5% Now \$17,900	LIFE **	5	\$1,600	
	Broken/Missing Elements, Extent: Sev	vere, Area Affected : 25%			
	Location: Roof Stairs				
	Cracking/Crumbling, Extent: Severe,	Area Affected : 5%			
	Location: Roof Stairs Water Penetration, Extent: Severe, Ar	and Affordad , 200/			
	Location: Roof Stairs	ей Ајјесіва : 30%			
SGFT/Glazed Masonry	15% Now \$129,300	LIFE **			
•	Broken/Missing Elements, Extent: Mo	derate, Area Affected : 10%			
	Location : Mezzanine				
	Cracking/Crumbling, Extent: Modera Location: Mezzanine	te, Area Affected : 10%			
Ceilings	20000001112000000000				
AcousTileSusp.Lay-In	10%	2042 **	5	\$20,500	
Exposed Concrete	20%	LIFE **	5-10	\$51,400	
	Paint Peeling, Extent : Light, Area Aff Location : Throughout	ected : 5%			
Gypsum Board	60% Now \$25,400	LIFE **	5	\$154,100	
	Water Penetration, Extent: Moderate,	Area Affected : 5%			
	Location: Mezzanine, Offices	ACC . 1 1000/			
	Other Observation, Extent: Light, Are Location: Main Gallery Areas	a Affectea : 100%			
	Explanation: This Is Actually A Fab	ric Covered Ceiling			
Plaster	10%	LIFE **	5-10	\$35,300	
Site Enclosure				<i>\$20,000</i>	
Fence/Gates					
Wood	100% Now \$2,500	2027 \$5,000			
	Broken/Missing Elements, Extent: Mo Location: Throughout	derate, Area Affected : 10%			
	Dry Rot/Decay, Extent : Moderate, Art	ea Affected : 50%			
	Location: Throughout				
	Impact Damage, Extent : Moderate, A. Location : Throughout	rea Affected : 5%			
Site Pavements					
Public Sidewalk	1000/	2042			
Cast in Place Concrete	100%	2042 **			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	50%		2042	* *			
Pavers/Stone	50%		2038	* *			
Parking/Driveway							
Asphalt	100%		2038	* *			

ectrical	Current Repair	Futur	e Replacement	M	laintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts								
Service Equipment								
Fused Disc Sw	50%	2029	\$21,400	5	\$300			
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location : Electrical Room 2							
	Explanation : Main Service Switch Ro	ted At 30	000 Amperes					
Fused Disc Sw	50%	2055	* *	5	\$300			
	Other Observation, Extent: Light, Area	Affected	: 100%					
	Location: Electrical Room 1							
	Explanation: Main Service Switch Ro	ted At 40	000 Amperes - Rece	ently Inst	alled			
Transformers								
Dry Type	100%	2042	* *	5	\$500			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Room 2							
	Explanation: 1000 Kilo-volt-ampere,	480/277/	120 Volts					
Switchgear / Switchboard								
Fused Disc Sw	45%	2029	\$37,400	5	\$300			
Fused Disc Sw	45%	2055	**	5	\$300			
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room 1							
Molded Case Bkrs	10%	2049	* *	5	\$400			
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room 1							
Raceway								
Conduit	50%	2039	* *	1				
Conduit	50%	2055	* *	1				
	Recent Installation, Extent: Light, Area Affected: 100%							
	Location: Throughout The Building							
Panelboards								
Fused Disc Sw	10%	2037	* *	5	\$300			
Molded Case Bkrs	40%	2037	* *	5	\$1,400			
Molded Case Bkrs	50%	2051	* *	5	\$1,800			
	Recent Installation, Extent: Light, Area	ı Affected	! : 100%					
	Location: Throughout The Building							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Electrical	С	urrent Repair	Future I	Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	'	•					
Wiring							
Thermoplastic	50%		2039	* *	1		
Thermoplastic	50%		2055	* *	1		
		lation, Extent : Light, Area Throughout The Building	Affected :	100%			
Motor Controllers							
Locally Mounted	20%		2034	* *	5	\$200	
Motor Control Center	40%		2034	* *	5	\$1,500	
Variable Frequency	40%		2046	* *			
Drive	Recent Install	lation, Extent : Light, Area	Affected :	100%			
		Aechanical Room					
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$4,000	
Stand-by Power							
Transfer Switches							
Automatic	100%		2046	**	1	\$42,200	
		lation, Extent : Light, Area Electrical Room 1	Affected :	100%			
Generators							
Diesel	100%		2042	* *	1	\$53,100	
	Other Observ Location : C	ation, Extent : Light, Area . Dutside	Affected : .	100%			
	Explanation	: Emergency Generator Ro	ated At 360	0 Kilowatts - Rec	ently Ins	stalled	
Batteries							
Lead/Acid	100%		2024	\$1,500	5	\$5,100	
	Recent Install Location : C	lation, Extent : Light, Area Generator	Affected :	100%			
Fuel Storage							
Main Tank	100%		2057	* *	5	\$4,000	
	Other Observ Location : C	ation, Extent : Light, Area . Outside	Affected:	100%			
		: 275 Gallon Capacity - R	ecently Ins	stalled			
Lighting	T		/				

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS MUSEUM

Asset #: 1551

% of Fail Date Estimated Cost						
Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
			,			
Location : Mechanical Space	erate, Ar	ea Affected : 100%	Ó			
5%	2034	* *	10	\$6,300		
T-8 Lamps And Fixtures, Extent: Mode Location: Mechanical Room	rate, Are	a Affected : 100%				
5%	2034	* *	10	\$6,300		
Compact Fluorescent Light, Extent: Mo Location: Lobby	oderate, 1	Area Affected : 100	0%			
15%	2034	* *	2	\$500		
74%	2037	* *				
Recent Replace Evident, Extent : Light, Location : Throughout Building	Area Aff	ected : 100%				
		· ·		\$16,600		
			1			
30%	2029	\$11,300	1			
100%	2034	* *				
Other Observation, Extent : Light, Area	Affected	l : 100%				
Location : Front Building Façade						
Explanation: Uplight Illuminating Bu	ilding Fa	acade.				
- 20.4						
	2020	ale ale		015 400		
			1	\$15,400		
_	Affectea	l : 100%				
Explanation . CCI v Survettiance Can	ierus - K	ecenny instantea				
70%						
	2037	* *	1_3	\$25,400		
		1 : 100%	1-3	φ2 <i>3</i> ,400		
9	- 2,,, 00,000					
Explanation : Recently Installed, Strob	be Lights	, Manual Pull Stat	ions, Hoi	rns And Smoke		
	Location: Mechanical Space 5% T-8 Lamps And Fixtures, Extent: Mode Location: Mechanical Room 5% Compact Fluorescent Light, Extent: Methodology 15% 74% Recent Replace Evident, Extent: Light, Location: Throughout Building 50% 20% Recent Installation, Extent: Light, Area Location: Throughout The Building 30% 100% Other Observation, Extent: Light, Area Location: Uplight Illuminating Bu 70% 30% Other Observation, Extent: Light, Area Location: Lobby And Hallways Explanation: CCTV Surveillance Can 70% 30% Other Observation, Extent: Light, Area Location: Throughout The Building	T-12 Lamps And Fixtures, Extent: Moderate, And Location: Mechanical Space 5% 2034 T-8 Lamps And Fixtures, Extent: Moderate, Are Location: Mechanical Room 5% 2034 Compact Fluorescent Light, Extent: Moderate, And Location: Lobby 15% 2034 74% 2037 Recent Replace Evident, Extent: Light, Area Affected Location: Throughout Building 50% 2029 20% 2064 Recent Installation, Extent: Light, Area Affected Location: Throughout The Building 30% 2029 100% 2034 Other Observation, Extent: Light, Area Affected Location: Uplight Illuminating Building Faculty Explanation: CCTV Surveillance Cameras - Recent Observation, Extent: Light, Area Affected Location: Lobby And Hallways Explanation: CCTV Surveillance Cameras - Recent Observation, Extent: Light, Area Affected Location: Lobby And Hallways Explanation: CTTV Surveillance Cameras - Recently Installed, Strobe Lights Other Observation, Extent: Light, Area Affected Location: Throughout The Building Explanation: Recently Installed, Strobe Lights	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Space 5% 2034 ** T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Room 5% 2034 ** Compact Fluorescent Light, Extent: Moderate, Area Affected: 100 Location: Lobby 15% 2034 ** 74% 2037 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout Building 50% 2029 \$94,500 20% 2064 ** Recent Installation, Extent: Light, Area Affected: 100% Location: Throughout The Building 30% 2029 \$11,300 100% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Front Building Façade Explanation: Uplight Illuminating Building Facade. 70% 30% 2039 ** Other Observation, Extent: Light, Area Affected: 100% Location: CCTV Surveillance Cameras - Recently Installed 70% 30% 2037 ** Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: CTTV Surveillance Cameras - Recently Installed	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Space 5% 2034 ** 10 T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Room 5% 2034 ** 10 Compact Fluorescent Light, Extent: Moderate, Area Affected: 100% Location: Lobby 15% 2034 ** 2 74% 2037 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout Building 50% 2029 \$94,500 10 20% 2064 ** 1 Recent Installation, Extent: Light, Area Affected: 100% Location: Throughout The Building 30% 2029 \$11,300 1 100% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Front Building Façade Explanation: Uplight Illuminating Building Facade. 70% 30% 2039 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Lobby And Hallways Explanation: CCTV Surveillance Cameras - Recently Installed 70% 30% 2037 ** 1-3 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: Recently Installed, Strobe Lights, Manual Pull Stations, Howeleast Contents of the Suilding Explanation: Recently Installed, Strobe Lights, Manual Pull Stations, Howeleast Contents	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Space 5% 2034 ** 10 \$6,300 T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Mechanical Room 5% 2034 ** 10 \$6,300 Compact Fluorescent Light, Extent: Moderate, Area Affected: 100% Location: Lobby 15% 2034 ** 2 \$500 74% 2037 ** Recent Replace Evident, Extent: Light, Area Affected: 100% Location: Throughout Building 50% 2029 \$94,500 10 \$16,600 20% 2064 ** 1 Recent Installation, Extent: Light, Area Affected: 100% Location: Throughout The Building 30% 2029 \$11,300 1 100% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Front Building Façade Explanation: Uplight Illuminating Building Facade. 70% 30% 2039 ** 1 \$15,400 Other Observation, Extent: Light, Area Affected: 100% Location: Lobby And Hallways Explanation: CCTV Surveillance Cameras - Recently Installed 70% 30% 2037 ** 1-3 \$25,400 Other Observation, Extent: Light, Area Affected: 100% Location: Throughout The Building Explanation: Recently Installed, Strobe Lights, Manual Pull Stations, Horns And Smoke	

Current Repair	Future Replacement	Maintenance	
% of Fail Date Estimated C Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
•	•		
	% of Fail Date Estimated Co	% of Fail Date Estimated Cost Year Estimated Cost	% of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost

2039

1

lote: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

100%

Natural Gas

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler			: Severe, Area Af	2034 fected : 2	**	1	\$101,900	
Steam Boiler	Location Explana 25%	n : Basement tion : 4 Unit Now	ctent : Light, Area - Former Ice Rin s, One For Dome \$127,300	k Side Of stic Hot V 2042	^f Building	1	\$30,600	
		'xtent : Sever 1 : Basement	e, Area Affected .	25%				
Distribution Steam Piping/Pump	Location	servation, Ex 1 : Througho	\$29,000 stent : Severe, Are out out On Old Pneuma					
Terminal Devices		-						
Air Handler	80%			2029	\$1,475,700 * *	1	\$67,900	
Convector/Radiator Air Conditioning	20%			2034		1	\$8,900	
Energy Source Electricity	100%			2045	* *	1		
Conversion Equipment Centrifugal, Elec Chiller	R-134a Re		xtent : Light, Ared	2032 a Affected	* * d : 100%	1	\$148,500	
Distribution CW & CHW Wtr Pipe/Pump		Now	\$96,000	2049	* *	4	\$6,800	
	Location Other Obs Location	n : Througho servation, Ex n : Througho	stent : Moderate, . out	Area Affe		r Failure	s	
Terminal Devices Air Handler/Cool/Ht	100%			2034	* *	1	\$84,900	
Heat Rejection Water Cooling Tower			\$99,600 Moderate, Area	2027 Affected :	\$497,800	2	\$110,500	
Dehumidifier								
Generic Ventilation	100%			2027	\$200			
Distribution Ductwork/Diffusers	Malfuncti	_	\$24,200 t : Moderate, Are At The Roof	LIFE a Affected	* * d : 20%	2-5	\$76,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1551

Mechanical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	80%		2034	* *	2	\$3,400	
Roof	20%		2034	* *	2	\$800	
Plumbing H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
HW Heat Exchanger Steam Fired	100%	0-2 \$208,900	2059	* *	4	\$13,600	
	Obsolete 1	Equipment, Extent : Severe, A 2 : 500 Gallon		eted : 100%		, ,,,,,	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2029	\$20,000	4	\$4,300	
Sewage Ejector(s)							
Electric	100%		2029	\$37,800	4	\$8,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Are : : 1st To 2nd Floor	a Affected	l : 100%			
	Explana	tion: 2 Units					
Fire Suppression Standpipe							
Generic	100%		2049	* *	1-5	\$69,200	
Sprinkler							
No Component	98%						
Generic	2%		2055	* *	1-2	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : QUEENS THEATRE IN THE PARK

Address : FLUSHING MEADOWS CORONA PARK

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 38,272 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Mar-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2018 Lot : 1 BIN : 4464056

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$294,800	\$314,500
Electrical		\$637,700
Mechanical		\$936,100
Total	\$294,800	\$1,888,400
Importance Code A	\$294,800	\$504,300
Importance Code B		\$1,384,000
Total	\$294.800	\$1 888 400

Total	\$294,000	\$1,000,400

Total	\$225,800	\$25,400	\$35,100	\$34,400
Importance Code C	\$31,600			\$1,000
Importance Code B	\$172,600	\$23,500	\$33,200	\$30,700
Importance Code A	\$21,600	\$1,900	\$1,900	\$2,700
Total	\$225,800	\$25,400	\$35,100	\$34,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$3,600			
Mechanical	\$23,400	\$10,800	\$15,800	\$9,100
Electrical	\$9,700	\$3,800	\$4,700	\$5,700
Interior Architecture	\$161,500	\$2,900	\$6,700	\$11,000
Exterior Architecture	\$19,700			\$800
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

rchitecture	Current Re	pair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	75% Now	\$240,100	LIFE	* *	5	\$208,500	
	Cracking/Crumbling, E Location: Above Gla			cted: 2%			
	Horizontal Cracks, Ext			ad · 50/			
	Location : Above Do		неи Аујест	za . 570			
	Paint Peeling, Extent:		cted : 5%				
	Location : Above Gla	0 . 55					
	Water Penetration, Ext	ent : Moderate, A	Area Affecte	ed : 10%			
	Location : Above Doc		33				
Metal Panel	10%		2049	* *	5-10	\$38,200	
Window Wall	15% Now	\$8,200	2049	* *	5	\$15,600	
	Water Penetration, Ext	ent : Moderate, A	Area Affecte	ed : 5%			
	Location : North Side	?					
Windows							
Aluminum	20%		2045	* *	5	\$300	
Glass Block	80%		LIFE	* *	5	\$1,700	
Parapets Cast in Place Concrete	85%		LIEE	* *	_	¢100 500	
Cast in Place Concrete Copper/Terne	83% 5%		LIFE 2073	* *	5 5	\$109,500 \$1,500	
Metal/Glass Curt Wall	10%		2075	* *	5	\$2,400	
Wicial Glass Curt Wall		tent : Moderate.		ed : 100%	3	Ψ2,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Over Mezzanine Offices						
	Explanation: This Co		ally Glass	Panel With Meta	l Frame		
Roof							
IRMA/Protected Membrane	30% Now	\$5,200	2034	* *			
	Vegetation Growth, Ex	_					
	Location : Drain At F	=					
	Water Penetration, Ext		Area Affecte	ed : 5%			
	Location : Over Offic	res					
Metal Panel	65%		2034	* *	10	\$51,300	
Skylight, Plastic	5% Now	\$4,100	2042	* *	1		
	Glazing Broken/Cracket Location: Inner Dom	_		cted : 2%			
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture	Current Repair		Future Replacement		Maintenance			
System Component			Estimated Cost		Estimated Cost	-	Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
nterior								
Floors								
Carpet		Now	\$22,400	2028	\$223,900	3	\$25,800	
		-	-	oderate,	Area Affected : 10	%		
		: In Theat						
			: Moderate, Area	Affected	: 100%			
		: In Theat						
			oderate, Area Affe	cted : 50)%			
	Location	: In Theat	er					
Cast in Place Concrete	20%			LIFE	* *	5	\$50,100	
Ceramic Tile	5%			2038	* *	5	\$2,900	
Marble Panels	17%			LIFE	* *	5	\$14,600	
Vinyl Tile	18%			2034	* *	3	\$3,900	
Wood	10%			2057	* *	5	\$10,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$9,700	
Ceramic Tile	5%			2038	* *	5	\$1,900	
Fabric on Framing	10%			2030	* *	5	\$1,900	
Glass: Single Pane	10%			LIFE	* *	5	\$5,800	
Gypsum Board	30%	Now	\$2,500	LIFE	* *	5	\$7,000	
	Cracking/	Crumbling,	Extent: Moderate	, Area Ą	ffected : 5%			
	Location	: Through	out Basement					
Plaster	15%			LIFE	* *	5-10	\$4,900	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 10%		,	
	Location	: Manager	s Office In Baseme	ent				
Wood	20%	Now	\$8,800	LIFE	* *	5	\$31,000	
	Broken/Mi	ssing Elem	ents, Extent : Mod		ea Affected : 5%		,	
		: In Theat						
	Deteriorai	ed Finish,	Extent : Light, Are	a Affecte	d : 15%			
	Location	: In Theat	er					
	Loose/Mis	s Fasteners	, Extent : Moderai	e, Area A	Affected : 5%			
	Location	: In Cafete	ria					
	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 20%			
	Location	: Main Co	rridor					
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	\$5,700	
	Misaligne	d/Bulging,	Extent : Light, Are	a Affecte	d : 2%			
	Location: Basement							
	Staining/Discoloring, Extent: Light, Area Affected: 5%							
	Location: Basement							
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	: Basemen	t					
Exposed Concrete	15%			LIFE	* *	5-10	\$10,700	
Exposed Struc: Wood	25%			LIFE	* *	10	\$21,500	
Gypsum Board	25%			LIFE	* *	5-10	\$49,200	
Metal Panel	10%			LIFE	* *	5	\$14,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Architecture		Current F	Repair	Futui	re Replaceme	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049		* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 100%				
	Location	: South Sid	le Of Building						
	Explanat	ion : Fence	e Around Chiller U	nit					
Free Standing Walls									
Cast in Place Concrete	100%			2064		* *			
Retaining Walls									
Cast in Place Concrete	100%			2073		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042		* *			
On-Site Walkways									
Cast in Place Concrete	40%			2042		* *			
Pavers/Stone	60%	Now	\$3,600	2038		* *			
	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 10%				
	Location	: Main En	trance						
Parking/Driveway									
Asphalt	100%			2038		* *			
•	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%				
		: Through							

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$48,800	3	\$200		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: One 600 Amperes						
Transformers							
Dry Type	100%	2027	\$140,300	3	\$200		
J J1	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Two 750 Kilo-volt-ampe	ere, 4160	-208/120v				
Feeders							
Cable	100%	2028	\$15,800	1			
Raceway							
Conduit	100%	2029	\$41,800	1			
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$2,600	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Two 2500 Ampere Mair	n Disconn	ect Switches				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Transformers							
Dry Type	100%		2042	* *	5	\$100	
		ervation, Extent : Light, Area : Electrical Room	Affected	! : 100%			
	Explanat	ion : One 75 Kilo-volt-amper	e And Or	ne 50 Kilo-volt-am	pere 480,	/277hv - 208 Lv	
Switchgear / Switchboard							
Fused Disc Sw	50%		2029	\$16,500	5	\$100	
Fused Disc Sw	45%		2039	* *	5	\$100	
Molded Case Bkrs	5%		2049	* *	5	\$100	
Raceway							
Conduit	80%		2029	\$25,600	1		
Conduit	20%		2049	* *	1		
Panelboards							
Fused Disc Sw	10%		2045	* *	5	\$100	
Molded Case Bkrs	70%		2028	\$16,000	5	\$700	
Molded Case Bkrs	15%		2037	* *	5	\$200	
Molded Case Bkrs	5%		2045	* *	5	\$100	
Wiring							
Thermoplastic	80%		2029	\$22,600	1		
Thermoplastic	20%		2049	* *	1		
Motor Controllers							
Locally Mounted	40%		2027	\$24,700	5	\$100	
Locally Mounted	40%		2034	* *	5	\$100	
Variable Frequency	20%		2046	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2042	* *	1	\$11,800	
Generators							
Diesel	100%		2038	* *	1	\$14,800	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Outside					
	Explanat	ion : One 218 Kilo-volt-ampe	ere				
Batteries							
Lead/Acid	100%		2023	\$1,500	5	\$1,400	
Fuel Storage							
Main Tank	100%		2057	* *	5	\$1,100	
	Other Obse	ervation, Extent : Light, Area : Outside	Affected	! : 100%			
		ion : 200 Gallon Capacity					
	Биринин	200 Ganon Capacity					

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2024	\$39,100	10	\$3,500	
	T-12 Lamps And Fixtures, Extent : Location : Boiler Room	Light, Area Affe	ected : 100%			
Fluorescent	10%	2034	* *	10	\$3,500	
	Other Observation, Extent : Light, Location : New Addition Explanation : T-5 Lamps	Area Affected :	100%			
Fluorescent	20%	2034	* *	10	\$7,000	
	T-8 Lamps And Fixtures, Extent : I Location : Offices	Light, Area Affec	eted : 100%			
Fluorescent	40%	2029	\$156,400	10	\$14,000	
	Compact Fluorescent Light, Extend Location : Offices, Hallways	t : Light, Area A	ffected : 100%			
Incandescent	10%	2024	\$39,100	2	\$100	
LED	10%	2037	* *			
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Emergency, Battery	10%	2024	\$5,300	10	\$900	
Exit, LED	10%	2064	* *	1		
Exit, Service	10%	2024	\$600	1		
Exit, Service	20%	2034	* *	1		
Exterior Lighting						
HID	100%	2024	\$147,500	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$4,300	
	Other Observation, Extent : Light,					
	Location : Hallways, Entrance, A					
	Explanation: CCTV Surveillance	e Cameras				
Fire/Smoke Detection	500 /					
No Component	70%	2024	ملد مات	1.2	Φ 7 100	
Generic, Digital	30%	2034	* *	1-3	\$7,100	

Mechanical	Current	Repair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 QUEENS THEATRE IN THE PARK

Asset #: 3008

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : Ligh : For New Addition, B ion : 3 Units		**: 100%	1	\$9,500	
Hot Water Boiler	50% Other Obse Location	ervation, Extent : Ligh : For Old Section, 2nd ion : 3 Units			1	\$9,500	
Distribution							
Hot Wtr Piping/Pump	100%		2037	* *	4	\$2,800	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	80% 10% 10%		2029 2034 2029	\$411,500 * * \$54,800	1 1 1	\$18,900 \$1,200 \$1,200	
Air Conditioning				<u> </u>		* / * *	
Energy Source Electricity	100%		2045	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	50%		2030	* *	2	\$1,200	
Reciprocating Compr/Chiller	Location 50%	frigerant, Extent : Ligl : Basement	2034	* *	1	\$8,900	
	-	frigerant, Extent : Ligh : Lower Roof	nt, Area Affected	d : 50%			
Distribution CW & CHW Wtr Pipe/Pump	50%		2049	* *	4	\$1,400	
No Component	50%						
Terminal Devices Air Handler/Cool/Ht No Component	50% 50%		2029	\$205,200	1	\$11,800	
Heat Rejection Air Cooled Condenser Unit	50%		2034	* *	2	\$13,300	
No Component	50%						
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$33,800	
Exhaust Fans	100/0		Dir L			Ψ33,000	
Interior Roof	95% 5%		2029 2034	\$123,600 * *	2 2	\$1,100 \$100	
Plumbing							
H/C Water Piping Brass/Copper	100%		2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3008

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2027	\$22,300	2	\$600	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2034	* *	4	\$800	
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$1,500	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
·	Other Observation, Exten Location : Basement To		: 100%			
	Explanation: 2 Units - 1	l Passenger, 1 Freight				
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$19,300	
Sprinkler						
Generic	100%	2049	* *	1-2	\$10,700	
Chemical System						
Generic	100%	2027	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR BOTN GDN BLDG G

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 36,760 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3,att

Total

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$731,700	\$148,500
Interior Architecture	\$440,300	\$95,900
Electrical		\$719,300
Total	\$1,172,000	\$963,700
Importance Code A	\$731,700	\$197,300
Importance Code B	\$345,000	\$766,400
Importance Code C	\$95,300	
Total	\$1,172,000	\$963,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$48,200			
Interior Architecture	\$108,200		\$1,400	\$32,700
Electrical	\$35,300	\$2,800	\$2,500	\$31,100
Mechanical	\$37,200	\$6,000	\$10,200	\$69,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$232,700	\$12,700	\$18,000	\$137,200
Importance Code A	\$48,200			
Importance Code B	\$184,600	\$12,700	\$17,900	\$137,200
Importance Code C				

\$12,700

\$18,000

\$137,200



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.

\$232,700

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Architecture	Current Repair	Future Replace	ement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Masonry: Brick	100%	LIFE	* *	5	\$58,800	
Windows Wood	100% Now \$205 Air Infiltration, Extent: Moderat Location: G - C Hyphen And T Thermally Inefficient, Extent: Moderate Location: G - C Hyphen Split/Cracked, Extent: Moderate Location: G - C Hyphen Other Observation, Extent: Ligh Location: Hyphen - Interconne Explanation: Hyphen Is An Extent	e, Area Affected : 50% hroughout oderate, Area Affected : 5 , Area Affected : 50% t, Area Affected : 100% cting Corridor		5 etween B	\$89,700	
Parapets		-			-	
Metal Cornice	40% Now \$18 Punct/Tear/Impact Damage, Extended Location: Throughout	,200 2056 ent : Moderate, Area Affec	* * cted : 30	9%		
Metal Rail	10% 0-2 \$2 Corrosion/Rusting, Extent: Mode Location: Hyphens G - F And O Deteriorated Finish, Extent: Mode Location: Hyphens G - F And O	G - H, Throughout derate, Area Affected : 25		5	\$3,100	
Wood Cornice	50% Now \$27 Broken/Missing Elements, Extent Location: South Wing, Through Split/Cracked, Extent: Moderate Location: South Wing	hout	* * d : 15%	5	\$12,600	
Roof	Botation : Botan Wing					
Copper/Terne Modified Bitumen	15% 10% Now \$54 Gut/DS Non Func/Miss, Extent: Location: Hyphen G - C Punct/Tear/Impact Damage, Exte	. 33		10	\$14,600	1
Single Ply Membrane	75% 2-4 \$472 Punct/Tear/Impact Damage, Exte		* * d : 100%	ó		2

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Architecture		Current F	Repair	Futur	e Replacement	nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	400/		00000	• • • •	de de			
Carpet	Punct/Tea	Now r/Impact Do : Through	-	2030 vere, Are	* * ea Affected : 100%	3	\$11,100	
Cast in Place Concrete	Broken/Ma Location Water Pen	: Basemen	xtent : Severe, Are			5	\$16,100	
Ceramic Tile	Broken/Mi	Now issing Elem : Through	\$145,800 ents, Extent : Seve out	2043 re, Area	* * Affected : 100%	5	\$3,700	
Vinyl Tile	Cracking/ Location Worn/Eroc	: Kitchen	: Moderate, Area		-	3	\$4,100	
Vinyl Tile	15%			2028	\$95,900	3	\$4,100	
Wood	40%			2063	* *	5	\$55,300	
Interior Walls Gypsum Board	•	Progress,	Extent : Light, Are	LIFE a Affecte	* * d : 100%	5	\$11,600	
Plaster	_	2-4 Crumbling,	\$95,300 Extent : Light, Are	LIFE ea Affect	* * ed : 20%	5	\$11,600	
Wood	10%			LIFE	* *	5	\$25,900	
Ceilings AcousTileConcealSpLn	10% Cracking/	2-4 Crumbling,	\$12,200 Extent : Severe, A	2033	* *	5	\$4,600	
Gypsum Board	25%			LIFE	* *	5	\$23,000	
Plaster	65% Cracking/	Now Crumbling, : Attic, Sta	\$64,200 Extent : Moderate ir	LIFE	* * ffected : 10%	5	\$29,900	

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Over 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2028 \$48,800	3 \$100	
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location: Electrical Room			
	Explanation : 4- Main Service Discon	nect Switches Rated At 60	0 Amperes Each	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2026	\$140,300	3	\$300	
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%			
	Location: Basement					
F 1	Explanation: 4160/208 Volts					
Feeders Cable	100%	2027	\$15,800	1		
	100%	2027	\$13,800	1		
Raceway Conduit	100%	2028	\$41,800	1		
Inder 600 Volts	10070	2020	\$41,000	1		
Transformers						
Dry Type	100%	2026	\$16,100	5	\$100	
J J1	Other Observation, Extent : Moder	ate, Area Affect			•	
	Location : Electrical Room					
	Explanation: 75 Kva, 480/277 Vo	olts				
Switchgear / Switchboard						
Fused Disc Sw	80%	2028	\$59,900	5	\$100	
	Other Observation, Extent: Moder	ate, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation: 3- Vertical Sections					
Fused Disc Sw	20%	2048	* *	5		
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location: Electrical Room					
D	Explanation : 1- Vertical Section					
Raceway Conduit	80%	2028	¢20 000	1		
Conduit	20%	2028	\$28,800	1 1		
Panelboards	2070	2034		1		
Fused Disc Sw	5%	2027	\$2,300	5		
Fused Knife Sw	5% 0-2 \$2,3		**	5		
r used rimite s w	On Extended Life, Extent : Modera		d : 100%	J		
	Location : Basement	33				
Molded Case Bkrs	65%	2027	\$29,700	5	\$600	
Molded Case Bkrs	25%	2050	**	5	\$200	
Wiring	20.0	2020			\$200	
Braided Cloth	40% 2-4 \$21,0	00 2053	* *	1		
	Insulation Aged, Extent : Moderate		: 100%			
	Location : Throughout The Buildi					
Thermoplastic	25%	2054	* *	1		
Thermoplastic	35%	2028	\$18,400	1		
Motor Controllers			,			
Locally Mounted	50%	2033	* *	5	\$100	
Variable Frequency	50%	2045	* *			
Drive						

Ground

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic		\$9,700 LIFE	* *	5	\$500	
	Other Observation, Extent : M	oderate, Area Affec	ted : 100%			
	Location: Water Main					
.	Explanation: Corroded					
Lighting						
Interior Lighting Fluorescent	45%	2028	\$277,500	10	\$15,200	
Fluorescent	T-12 Lamps And Fixtures, Exte				\$13,200	
	Location: Throughout The B		и Ајјестеи . 100%	,		
Electron	5%	2028	\$20,000	10	¢1 700	
Fluorescent	5% Compact Fluorescent Light, E.		\$30,800	10	\$1,700	
	Location : Hallways	tieni . Moderdie, Ai	ей Ајјесіей . 100	//0		
Fluorescent	35%	2036	* *	10	\$11,800	
Tuorescent	T-8 Lamps And Fixtures, Exter		cted · 100%	10	\$11,000	
	Location: Throughout The B		. 100,0			
Incandescent	10%	2028	\$61,700	2	\$100	
LED	5%	2036	**	_	*	
Egress Lighting						
Emergency, Battery	40%	2023	\$20,200	10	\$3,500	
Emergency, Battery	10%	2036	* *	10	\$900	
Exit, LED	10%	2063	* *	1		
Exit, Service	40%	2023	\$5,000	1		
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$22,600	
	Other Observation, Extent : Li		100%			
	Location: Throughout The B					
	Explanation: Strobe Lights,	Manual Pull Station	ns, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent : I	ight, Area Affected : 1	00%			
	Location : Building L					
	Explanation : Steam From 1	Power House				
Distribution						
Central Plant Steam	100% Now 5	529,700 2038	* *	4	\$1,800	
Piping/Pmp						
	Leak Evident, Extent : Moder	ate, Area Affected : 5%	6			
	Location : Supply Line Betw	een Buildings K And O	\widehat{G}			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2413

Mechanical	Current Repair	Future Replace	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•	•			
Terminal Devices						
Air Handler	60%	2033	* *	1	\$13,600	
Convector/Radiator	40%	2041	* *	1	\$4,800	
Air Conditioning						
Energy Source						
District Chilled Water	100%	2038	* *	1		
	Other Observation, Extent: Light,	Area Affected : 100%				
	Location: Building L					
	Explanation : Chilled Water Fro	m Power House				
Distribution	1000/	2020	ala ala		#1 000	
CW & CHW Wtr	100%	2038	* *	4	\$1,800	
Pipe/Pump						
Terminal Devices	1000/	2022	* *	1	¢22.700	
Air Handler/Cool/Ht	100%	2033		1	\$22,700	
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$20,500	
Exhaust Fans	100%	LIFE		2-3	\$20,300	
Exnaust Fans Interior	100%	2033	* *	2	\$1,100	
Plumbing	10070	2033			\$1,100	
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater	10070	2030				
Electric	100%	2023 \$3	1,000	4	\$200	
Biccure	Other Observation, Extent : Light		1,000	•	Ψ200	
	Location : Basement					
	Explanation : Providing Hot Wa	ter To Adjacent Building	As Well.			
Sanitary Piping	1	<u> </u>				
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	==				
	Location: Basement To 3rd Flor	or				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$19,200	
Sprinkler						
Generic	100%	2038	* *	1-2	\$10,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR BOTN GDN BLDG G

Asset # : 2413

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System						
Generic	100%	2023	\$26,700	1-3	\$4,000	
	Dry System, Extent : Light, Area Affecte	ed : 100%	ó			
	Location: Kitchen					
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Kitchen					
	Explanation: The Kitchen Is Under C	Constructi	on.			

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0039.040 / 13418 Yr Built/Renovated : 2000 /

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jul-2017 Landmark Status : NONE

Areas Surveyed : Floors OG

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$47,600
Mechanical	\$40,200	
Total	\$40,200	\$47,600
Importance Code B	\$40,200	\$47,600
Total	\$40,200	\$47,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,600	\$11,900		
Interior Architecture	\$500	\$200		\$100
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$200	\$300	\$600	\$20,300
Total	\$7,600	\$12,700	\$900	\$20,700
Importance Code A	\$6,800	\$12,200	\$200	\$19,400
Importance Code B	\$600	\$600	\$800	\$1,300
Importance Code C	\$200			
Total	\$7,600	\$12,700	\$900	\$20,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Wood	90%	4+	\$6,600	2041	* *	5	\$15,500	
		ssing Elem : Front Fa	ents, Extent : Mod cade	erate, Ar	ea Affected : 2%			
Wood Overhead Doors	10%			2041	* *	5	\$3,400	
Windows								
Aluminum	5%			2044	* *	5		
No Component	95%							
Roof								
Metal Panel	100%			2041	* *	10	\$10,200	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	* *	5	\$8,300	
Vinyl Tile	15%	2-4	\$300	2033	* *	3	\$300	
	_	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 15%			
Interior Walls								
Gypsum Board	10%	2-4	\$200	LIFE	* *	5	\$200	
	_	Crumbling, : Through	Extent : Light, Arc	ea Affect	ed : 20%			
No Component	90%							
Ceilings								
AcousTileSusp.Lay-In	10%			2041	* *	5	\$500	
Exposed Struc: Steel	90%			LIFE	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2037	* *			

lectrical	Current Repair	Future Replacem	ent	M		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%	•			
	Location: Electrical Room					
	Explanation : Main Service Switch Ra	ted At 225 Amperes				
Transformers						
Dry Type	100%	2033	* *	5		
, ,,	Other Observation, Extent: Moderate, A	Area Affected : 100%	,			
	Location: Electrical Room					
	Explanation : One 75 Kva 480-208/12	Ov				
Raceway						
Conduit	100%	2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Electrical	Current R	Repair Fu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Ye	ar Estimated Cost Y	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	25%	203	**	5		
Molded Case Bkrs	75%	203	**	5	\$100	
Wiring						
Thermoplastic	100%	203	**	1		
Motor Controllers						
Locally Mounted	100%	203	**	5		
Ground						
Grounding Devices						
Generic	100%	LIF	E **	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	50%	202	28 \$5,000	10	\$2,100	
	T-8 Lamps And Fixtur Location : Garage	res, Extent : Moderate, A	Area Affected : 100%			
HID	50%	202	28 \$18,800	10	\$100	
Egress Lighting						
Emergency, Battery	50%	202	28 \$3,100	10	\$500	
Exit, Service	50%	202	28 \$600	1		
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	202	28 \$47,600	1-3	\$2,800	
	Location: Throughout	- C		A J A		
	expianation : Strobe	e Lights, Smoke Detecto	rs, manuai Puii Stati	on And A	iarm Bells	

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	25%	2048	* *	1		
Natural Gas	75%	2048	* *	1		
Conversion Equipment						
Furnace	75%	2028	\$7,600	1	\$1,700	
	Other Observation, Extent : Light, A	rea Affected : 75	5%			
	Location: 1st Floor					
	Explanation: One Unit					
Radiant Heater	25%	2023	\$19,100	2	\$500	
Air Conditioning						
Energy Source						
Electricity	25%	2044	* *	1		
No Component	75%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN BARN OF BOTANY

Asset #: 13418

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Interior Pkg Unit -	25%		2022	\$40,200	2	\$100	
Cooling	D 22 D 6 :		cc 1	250/			
		erant, Extent : Light, Area A 1 Unit On Top Of Office	ffected :	25%			
No Component	75%						
Distribution							
Ductwork/Diffusers	25%		LIFE	* *	2	\$1,500	
No Component	75%						
Ventilation							
Exhaust Fans							
Wall Unit	25%		2028	\$400	2		
No Component	75%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	25%		2023	\$900	4		
No Component	75%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2028	\$1,100	1	\$300	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0039.020 / 13419 Yr Built/Renovated : 1999 /

Area Sq Ft : 2,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Jul-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$50,400	
Total	\$50,400	
Importance Code A	\$50,400	
Total	\$50,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,800			
Interior Architecture	\$700			
Electrical				
Mechanical	\$300	\$200	\$200	\$10,500
Total	\$20,800	\$200	\$200	\$10,500
Importance Code A	\$19,900	\$100	\$100	\$100
Importance Code B	\$900	\$100	\$100	\$10,400
Total	\$20,800	\$200	\$200	\$10,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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 Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	30%		LIFE	* *	5	\$6,100	
Glass: Special Gauge	55% 2-4	\$50,400	LIFE	* *	1	\$0,100	
Simes specim sange	Broken/Missing Elem	nents, Extent : Ligh		ected : 10%	-		
	Location : Through						
	Other Observation, E Location: Various	Extent : Moderate, I	Area Affec	ted : 10%			
	Explanation: Rusti	na Memhers Of Gr	reen House	Framina			
Masonry: Brick	$\frac{25\% 4+}{15\% 4+}$	\$900	LIFE	**	5	\$600	
Wasomy. Brick	Cracking/Crumbling,	·		l : 5%	3	φοσσ	
	Location : Front O	f Brick Building Ab	ove Door				
Windows							
Aluminum	5%		2044	* *	5		
Metal Louvers	5% 2-4 Broken/Missing Elem	ients Extent : Liah	2037				
	Location : Through	_	a, 111eu 11jj	естей . 1070			
No Component	90%						
Roof							
Slate	10% 2-4 Broken/Missing Elem Location: Roof	\$300 nents, Extent : Mod	LIFE lerate, Area	* * a Affected : 5%			
Sloped Glazing	90% 0-2	\$18,500	LIFE	* *	5	\$20,700	
	Broken/Missing Elem Location : Through	_	t, Area Aff	ected : 10%			
Interior							
Floors Cast in Place Concrete	20% 2-4	\$200	LIFE	* *	5	\$400	
Cust in 1 face concrete	Misaligned/Bulging, Location: Entrance	Extent : Light, Are	a Affected		3	\$100	
Panel/Paver: Cer/Brk	20% 2-4	\$400	2036	* *	5	\$200	
	Misaligned/Bulging, Location : Through		Area Affe	cted : 10%			
No Component	60%						
Ceilings	100/ 4	#100	LIPP	* *	-	#100	
Gypsum Board	10% 4+ Cracking/Crumbling,	_	LIFE ea Affectea		5	\$100	
	Location: Through	out					
No Component	90%						
Site Pavements On-Site Walkways							
Pavers/Stone	100%		2037	* *			
-							

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Electrical	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 *	* 5		
	Other Observation, Extent: Mode	rate, Area Affected : 100%			
	Location : Mechanical/ Electrica	ıl Room			
	Explanation: Main Service Disc	onnect Switch Rated At 200 An	iperes		
Raceway					
Conduit	100%	2038 **	* 1		
Panelboards					
Molded Case Bkrs	100%	2036 **	* 5	\$100	
Wiring					
Thermoplastic	100%	2038 **	* 1		
Motor Controllers					
Locally Mounted	100%	2033 **	* 5		
Ground					
Grounding Devices					
Not Accessible	100%				
ighting					
Interior Lighting					
Fluorescent	10%	2028 \$500) 10	\$200	
	T-8 Lamps And Fixtures, Extent:	Moderate, Area Affected : 1009	%		
	Location : Boiler Room				
HID	90%	2028 \$18,000) 10	\$100	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,200	
	Other Observation, Extent: 1	Light, Area Affected :	100%			
	Location : Boiler Room					
	Explanation : (2) Gas Fired	l Hot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$200	
Terminal Devices						
Convector/Radiator	70%	2026	\$8,600	1	\$500	
Fan Coil Unit/Heat	30%	2023	\$10,300	1	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2026	\$1,400	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CARL GRILLO GLASS HOUSE

Asset #: 13419

Mechanical	Cui	rrent Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

Fixtures

Generic 100%

Other Observation, Extent: Light, Area Affected: 100%

Location: Utility Room Explanation: Slop Sink

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0039.010 / 13388 Yr Built/Renovated : 1999 /

Area Sq Ft : 8,600 Project Type : CULTURAL AFFAIRS

Date of Survey : 19-Jul-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors OG

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$143,200	\$72,600
Interior Architecture	\$149,200	
Total	\$292,400	\$72,600
Importance Code A	\$143,200	\$72,600
Importance Code B	\$149,200	
Total	\$292,400	\$72,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$9,100		
Interior Architecture	\$1,500			
Electrical				\$200
Mechanical				\$2,500
Total	\$1,500	\$9,100		\$2,800
Importance Code A		\$9,100		\$100
Importance Code B	\$1,500			\$2,600
Total	\$1,500	\$9,100		\$2,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

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	000/	4	# 41 000		* *	_	450 (00	
Cast in Place Concrete	80%	4+	\$41,800	LIFE		5	\$72,600	
		ing, Extent : Various	: Moderate, Area	Ајјестеа	: 2%			
Wood	20%	. various		2041	* *	5	¢10 100	
Windows	20%			2041		3	\$18,100	
Wood	5%			2044	* *	5	\$2,200	
No Component	95%			2011		3	\$2,200	
Roof	7570							
Clay Tile	100%	Now	\$101,500	2048	* *			
•	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 20%			
	Location	: Througho	out					
nterior								
Floors			*			_		
Cast in Place Concrete		Now	\$1,500	LIFE	**	5	\$3,000	
		Tumbling, : Througho	Extent : Moderate	, Area Aj	ffected: 10%			
		_	nn derate, Area Affect	tad - 10%	<u> </u>			
		: Througho		ей . 10%	U			
Panel/Paver: Cer/Brk		Now	\$149,200	2044	* *	5	\$14,000	
Tunes Tuver. Cerbik	Cracking/0		Extent : Moderate		ffected : 20%	3	ψ14,000	
			Extent : Moderate,	Area Afi	fected : 10%			
	_	: Through						
			nt : Moderate, Are	a Affecte	ed : 10%			
		: Through		55				
Ceilings								
Exposed Struc: Wood	100%			LIFE	* *			
ite Pavements								
On-Site Walkways	1000/			2027	* *			
Pavers/Stone	100%			2037	* *			

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2048	* *	5	\$200	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room					
	Explanation : Main Service Disconnec	t Switch	Rated At 150 Amp	eres		
Transformers						
Dry Type	100%	2041	* *	5		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 75 Kva 408hv-208	/120lv				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN CHINESE SCHOLARS GARDEN

Asset #: 13388

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	50%		2048	* *	5		
Molded Case Bkrs	50%		2048	* *	5	\$100	
Raceway							
Conduit	100%		2048	* *	1		
Panelboards							
Molded Case Bkrs	100%		2044	* *	5	\$200	
Wiring							
Thermoplastic	100%		2048	* *	1		
Motor Controllers							
Locally Mounted	100%		2033	* *	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	10%		2033	* *	2		
LED	90%		2036	* *			
Exterior Lighting							
HID	10%		2033	* *	10		
LED	10%		2033	* *			
No Component	80%						

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2023	\$2,400	4	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,664 Project Type : CULTURAL AFFAIRS

Date of Survey : 19-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$200			
Interior Architecture	\$13,000			
Electrical	\$100	\$200	\$100	\$12,000
Mechanical	\$300	\$200	\$200	\$2,500
Total	\$13,700	\$500	\$400	\$14,500
Importance Code A	\$300	\$100	\$100	\$200
Importance Code B	\$12,300	\$300	\$200	\$14,300
Importance Code C	\$1,000			
Total	\$13,700	\$500	\$400	\$14,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$7,000	
Windows								
Wood	100%	4+	\$200	2044	* *	5	\$700	
			ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Through	out					
Parapets								
Wood Cornice	100%			2048	* *	5-10		
Roof								
Copper/Terne	50%			2056	* *	10	\$8,400	
Slate	50%			LIFE	* *			
Soffits					di di	_		
Wood	100%			2041	* *	5		
terior								
Floors	50 /			LIDE	* *	-	# 400	
Cast in Place Concrete	5%	2.4	# 400	LIFE	* *	5	\$400	
Ceramic Tile	5%	2-4	\$400	2037		5	\$100	
		: Through	Extent : Light, Are	еа Ајјест	ea : 5%			
Wood	90%	4+	\$11,700	2056	* *	5	\$3,000	
		ed Finish, I : Through	Extent : Light, Arec	a Affecte	d : 5%		·	
Interior Walls								
Gypsum Board	100%	2-4	\$1,000	LIFE	* *	5	\$2,600	
• •	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 2%			
	Location	: Through	out					
Ceilings								
Gypsum Board	100%			LIFE	* *	5	\$4,400	
te Enclosure								
Fence/Gates								
Iron Picket	100%			2048	* *			
te Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	* *			

Electrical	Current Repair	Future	Replacement	Maintenance Cycle Estimated Cost (Yrs) 5 \$100		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	•	Estimated Cost	Priority
Under 600 Volts	•		•			
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%			
	Location: Basement					
	Explanation : No Available Nameplate	Rating Co	apacity			
Raceway						
Conduit	100%	2038	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Electrical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2036	* *	5	\$100	
Wiring							
Thermoplastic	100%		2038	* *	1		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5		
Lighting							
Interior Lighting							
Fluorescent	25%		2028	\$1,600	10	\$600	
	Compact Fluorescen	t Light, Extent : Mod	derate, 1	Area Affected : 100	0%		
	Location: Baseme	nt					
Incandescent	70%		2023	\$10,800	2		
LED	5%		2033	* *			
Egress Lighting							
Emergency, Battery	50%		2028	\$2,000	10	\$300	
Exit, Service	50%		2028	\$400	1		
Exterior Lighting							
Incandescent	10%		2023	\$1,000	2		
No Component	90%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$1,600	
	Other Observation, I	Extent : Light, Area I	Affected	: 100%		-	
	Location: Through	out The Building					
	Explanation: Strol	be Lights, Manual Pi	ull Statio	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future Re	olacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$1,300	
	Other Observation, Extent: Light, A	rea Affected : 100)%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$200	
Terminal Devices						
Convector/Radiator	100%	2033	* *	1	\$900	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR / BOTN GDN COTTAGE 5 - GIFT SHOP

Asset #: 13420

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%		2023	\$600	1		
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Gas Fired	100%		2023	\$1,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0024.030 / 2414 Yr Built/Renovated : 1833 /

Area Sq Ft : 21,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Jul-2017 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2,att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,566,100	
Interior Architecture	\$1,344,900	
Electrical	\$447,500	\$80,200
Mechanical		\$355,900
Site Pavements	\$129,700	
Total	\$4,488,300	\$436,200
Importance Code A	\$2,566,100	
Importance Code B	\$1,624,800	\$436,200
Importance Code C	\$297,400	
Total	\$4,488,300	\$436,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,100			
Interior Architecture				
Electrical	\$30,500	\$800	\$600	\$5,900
Mechanical	\$4,800	\$1,700	\$2,600	\$4,900
Site Enclosure	\$31,300			
Site Pavements	\$28,000			
Total	\$101,700	\$2,500	\$3,200	\$10,800
Importance Code A	\$7,100			
Importance Code B	\$66,600	\$2,500	\$3,200	\$10,800
Importance Code C	\$28,000			
Total	\$101,700	\$2,500	\$3,200	\$10,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	750/ 31		~	Ф22 200	
Masonry: Brick	75% Now \$1,116,900	LIFE	5	\$33,300	
	Diagonal Cracks, Extent : Moderate, An Location : Corners	rea Affectea : 30%			
	Int Mortar Miss/Erod, Extent: Severe, A	Area Affected . 70%			
	Location: Throughout	Area Affectea . 70%			
Manager I :			5	¢0.200	1
Masonry: Limestone	25% Now \$674,100 Cracking/Crumbling, Extent: Severe, A	LIFE	3	\$8,300	1
	Location: North Facade	rea Ajjeciea . 4070			
	Jnt Mortar Miss/Erod, Extent : Moderate	te. Area Affected : 40%			
	Location : North Facade	e, in early corea i roy o			
Windows					
Wood	100% 2-4 \$191,000	2053 **	5	\$30,600	
	Air Infiltration, Extent : Moderate, Area	ı Affected : 100%			
	Location: Throughout				
	Deteriorated Finish, Extent: Moderate,	Area Affected : 50%			
	Location: Throughout				
	Thermally Inefficient, Extent : Moderate	e, Area Affected : 50%			
	Location: Throughout				
	Split/Cracked, Extent : Moderate, Area	Affected: 50%			
	Location: Throughout				
Parapets Metal Rail	5% 4+ \$1,900	2041 **	5	\$1,100	
Metal Kall	Corrosion/Rusting, Extent : Moderate, A		3	\$1,100	
	Location: Throughout	rea Affeciea . 40/0			
Wood Cornice	95% Now \$139,700	2058 **	5	\$17,600	1
Wood Collice	Deteriorated Finish, Extent: Severe, Ar		3	\$17,000	1
	Location: Throughout	ca 11,100,00			
	Paint Peeling, Extent : Severe, Area Aff	ected : 90%			
	Location: Throughout				
	Split/Cracked, Extent : Severe, Area Aff	ected : 90%			
	Location : Throughout				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset #: 2414

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Metal Panel	8% 2-4 \$5,2 Corrosion/Rusting, Extent : Moder Location : Throughout				
Modified Bitumen	10% 2-4 \$39,2 Punct/Tear/Impact Damage, Exten Location : Throughout				2
Single Ply Membrane	80% 0-2 \$366,0 Punct/Tear/Impact Damage, Exten Location: Main Roof Seams Open/Split, Extent: Modera Location: Main Roof Water Penetration, Extent: Moder Location: Second Floor	t : Moderate, Area Affected : 20 ute, Area Affected : 15%	%		
Skylight, Metal/Glass	2%	2048 **	10	\$1,700	
Soffits Masonry: Limestone	100% 2-4 \$39,3 Jnt Mortar Miss/Erod, Extent : Mo Location : Entrance	300 LIFE **	5	\$600	
Interior					
Floors Wood	50% Now \$674,4 Broken/Missing Elements, Extent: Location: Basement Dry Rot/Decay, Extent: Severe, An Location: Basement	Severe, Area Affected : 80%	5	\$17,200	
Wood	50% 4+ \$269,7 Deteriorated Finish, Extent: Seven Location: 1st Floor		5	\$17,200	
Interior Walls					
Plaster	50% Now \$167,7 Broken/Missing Elements, Extent: Location: Throughout Cracking/Crumbling, Extent: Mod Location: Basement And Throug	Severe, Area Affected : 50% lerate, Area Affected : 50%	5	\$5,600	
Plaster	50%	LIFE **	5	\$5,600	
Ceilings Plaster	20% 0-2 \$72,1 Cracking/Crumbling, Extent : Seve Location : Throughout		5	\$4,600	
Plaster	30% Now \$161,0 Broken/Missing Elements, Extent: Location: Basement Cracking/Crumbling, Extent: Seve	Severe, Area Affected : 50%	5	\$6,900	
	50%	LIFE **	5	\$11,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Site Enclosure						
Retaining Walls						
Masonry: Brick	100% 2-4 \$3	1,300 2054 **				
	Cracking/Crumbling, Extent: M.	loderate, Area Affected : 30%				
	Location: Various					
	Jnt Mortar Miss/Erod, Extent : A	Severe, Area Affected : 80%				
	Location: Various					
Site Pavements						
On-Site Walkways						
Masonry: Granite	50% 2-4 \$129	9,700 LIFE **				
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%					
	Location: Entrance Steps					
	Vegetation Growth, Extent : Mo	derate, Area Affected : 20%				
	Location : Entrance Steps	, and the second				
Pavers/Stone	50% 2-4 \$2	8,000 2041 **				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%					
	Location : Various					
	Misaligned/Bulging, Extent: Mo	oderate, Area Affected : 10%				
	Location : Various	- 55				

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$81,600	2058	* *	5		
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	ed: 100%			
	Location	: Basement						
	Explanat	ion : Obsole	ete Equipment An	d On Ext	ended Life			
Raceway								
Conduit	90%			2028	\$35,300	1		
Conduit	10%			2038	* *	1		
Panelboards								
Fused Toggle Switch	90%	0-2	\$29,900	2053	* *	5	\$200	
	On Extend	ed Life, Exte	ent : Severe, Area	Affected	! : 100%			
	Location	: Througho	ut The Building					
Molded Case Bkrs	10%			2036	* *	5	\$100	
Wiring								
Braided Cloth	90%	2-4	\$51,600	2053	* *	1		
	Insulation	Aged, Exten	t : Moderate, Are	a Affecte	ed : 100%			
			ut The Building	==				
Thermoplastic	10%			2038	* *	1		

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2414

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2023	\$44,900	10	\$2,300	
	T-12 Lamps And Fixtures, Extent:	Moderate, Area	Affected : 100%	ó		
	Location: Basement					
Fluorescent	10%	2028	\$44,900	10	\$2,300	
	Compact Fluorescent Light, Extent	: Moderate, Are	a Affected : 100	0%		
	Location: Hallways					
Incandescent	60%	2023	\$269,500	2	\$300	
LED	20%	2036	**		*	
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$3,000	
Exit, Service	50%	2033	* *	1		
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$2,400	
	Other Observation, Extent : Light,	Area Affected : 1	100%			
	Location: Hallways					
	Explanation: CCTV Surveillance	Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$4,000	
_	Other Observation, Extent : Light, Area Affected : 100%					
	Location : Hallways					
	Explanation: Strobe Lights, Alar	m Bells, Manual	Pull Stations, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Building L					
	Explanation : Steam From Power Hot	ise				
Distribution						
Steam Piping/Pump	100%	2038	* *			
Terminal Devices						
Convector/Radiator	100%	2026	\$137,000	1	\$7,900	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2026	\$112,300	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG C - NEWHOUSE CENTER

Asset #: 2414

Mechanical		Current Repai	r	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Esti Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
	Blockage /Cl	logged, Extent	: Moderate,	Area Affe	ected : 15%			
	Location:	Side Yard, Ro	of Gutters					
Fire Suppression								
Standpipe								
Generic	100%			2028	\$106,600	1-5	\$12,400	
Sprinkler								
Generic	100%			2038	* *	1-2	\$6,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG D

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 22,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Jul-2017 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$682,600	\$39,900
Mechanical		\$218,300
Total	\$682,600	\$258,200
Importance Code A	\$682,600	\$39,900
Importance Code B		\$218,300
Total	\$682,600	\$258,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,800			\$600
Interior Architecture		\$1,800	\$700	\$23,500
Electrical	\$1,500	\$2,000	\$1,500	\$18,900
Mechanical	\$6,800	\$6,000	\$5,200	\$6,000
Site Pavements	\$4,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$42,200	\$13,800	\$11,400	\$52,900
Importance Code A	\$25,800			\$900
Importance Code B	\$12,300	\$12,900	\$11,400	\$52,000
Importance Code C	\$4,200	\$900		
Total	\$42,200	\$13,800	\$11,400	\$52,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Architecture	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls Masonry: Brick	80% 0-2 \$492,500 Cracking/Crumbling, Extent : Light, Ar Location : Throughout		5	\$29,300		
	Jnt Mortar Miss/Erod, Extent : Modera Location : Various	te, Area Affected : 15%				
Masonry: Limestone	20% 2-4 \$89,200 Cracking/Crumbling, Extent: Light, Ar Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Front Elevation		5	\$5,500		
Windows						
Wood	2% Recent Replace Evident, Extent : Light, Location : Throughout	2053 ** Area Affected : 100%	5	\$1,300		
Wood	98% 2-4 \$57,400 Ctrwt/Balnc Not Funct, Extent : Severe, Location : Outside Finish	2036 ** Area Affected : 30%	5	\$30,600		
	Deteriorated Finish, Extent : Moderate, Location : Throughout	Area Affected : 20%				
Parapets Metal Rail	100%	2045 **	5-10	\$65,700		
Roof Copper/Terne	80%	2063 **	10	\$43,500		
Modified Bitumen	20%	2036 **	10	\$4,300		
Interior Floors						
Carpet	5%	2027 \$20,900	3	\$2,200		
Ceramic Tile	5%	2037 **	5	\$1,500		
Vinyl Tile	5%	2036 **	3	\$600		
	Recent Replace Evident, Extent : Light, Location : Throughout	Area Affected : 100%				
Wood	85%	2063 **	5	\$46,900		
Interior Walls						
Ceramic Tile	5%	2041 **	5	\$1,700		
Gypsum Board	20%	LIFE **	5	\$4,200		
Plaster	75%	LIFE **	5	\$7,800		
Ceilings Plaster	100%	LIFE **	5	\$18,400		
Site Pavements	10070	2.i. L		Ψ10,π00		
On-Site Walkways						
Pavers/Stone	100% 4+ \$4,200 Int Mortar Miss/Erod, Extent: Modera Location: Various Vegetation Growth, Extent: Light, Area Location: Various					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_		
Molded Case Bkrs	100%	2048	**	5	\$600	
	Other Observation, Extent		0%			
	Location : Electrical Roo		14: 250.4			
G ': 1 / G ': 11 1	Explanation : Main Servi	ce Disconnect Switch Rate	ed At 350 Amp	eres.		
Switchgear / Switchboard	1000/	2040	* *	-	¢(00	
Molded Case Bkrs	100%	2048		5	\$600	
	Other Observation, Extent Location : Electrical Roo		0%			
Raceway	Explanation: 1- Vertical	section				
Conduit	100%	2048	* *	1		
Panelboards	10070	2070		1		
Fused Disc Sw	5%	2044	* *	5		
Molded Case Bkrs	95%	2044	* *	5	\$600	
Wiring	7570	2011			Ψοσο	
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$200	
Ground		<u> </u>				
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	10%	2033	* *	10	\$2,100	
	T-8 Lamps And Fixtures, E	xtent : Light, Area Affected	d : 100%			
	Location : Offices					
Fluorescent	60%	2033	* *	10	\$12,300	
	Compact Fluorescent Light	t, Extent : Light, Area Affe	cted : 100%			
	Location: Throughout Th	ie Building				
Incandescent	30%	2033	* *	2	\$200	
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,400	
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
Incandescent	10%	2033	* *	2		
No Component	90%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$2,500	
	Other Observation, Extent	: Light, Area Affected : 10	0%			
	Location : Hallways					
	Explanation : CCTV Surv	eillance Cameras				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$13,800	
_	Other Observation, Extent: Light, Are	a Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual	Pull Station . Alarm Bells. S	Smoke Detectors And Horns	

Mechanical		Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source Plant Campus Steam / PRV	100%		2038	* *	1		
		ervation, Extent : Light,	Area Affected :	100%			
	Location	: Building L					
	Explana	tion : Steam From Power	r House				
Distribution Steam Piping/Pump	100%		2048	* *			
Terminal Devices	100%		2048				
Convector/Radiator	100%		2033	* *	1	\$7,200	
	10070		2033		1	\$7,200	
Air Conditioning Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment	10070		2030		1		
Centrifugal, Elec Chiller	75%		2037	* *	1	\$18,200	
Centifican, Liec Chiner		igerant, Extent : Light, A		100%	1	\$10,200	
	-	: One Unit In Basement		.0070			
Interior Pkg Unit - Cooling	25%		2029	\$218,300	2	\$300	
Ç	Location	servation, Extent : Light, a : Basement	Area Affected :	25%			
-	Explana	tion: 2 Units. R-410a					
Distribution CW & CHW Wtr Pipe/Pump	75%		2048	* *	4	\$1,200	
No Component	25%						
Terminal Devices							
Fan Coil - 2 Pipe	75%		2033	* *	1	\$5,400	
No Component	25%					-	
Heat Rejection							
Air Cooled Condenser Unit	75%		2033	* *	2	\$11,700	
No Component	25%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2390

Mechanical		Current Rep	air	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution					di di		***	
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$8,700	
No Component	30%							
Exhaust Fans					di di			
Interior	70%			2033	* *	2	\$500	
Roof	30%			2028	\$11,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Electric	100%			2026	\$20,600	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$2,400	LIFE	* *	1		
	_		nt : Moderate,	Area Aff	ected : 10%			
	Location	: Side Yard Ai	nd Gutters					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, Exte	nt : Light, Area	Affected	! : 10%			
	Location	: Basement, L	, 1, 2, 3 Floor					
	Explana	tion : 1 Unit						
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	\$6,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG E

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 24,448 Project Type : CULTURAL AFFAIRS

Date of Survey : 11-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3,att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$47,000
Interior Architecture	\$2,175,200	
Mechanical	\$610,500	
Total	\$2,785,700	\$47,000
Importance Code A		\$47,000
Importance Code B	\$2,448,200	
Importance Code C	\$337,500	
Total	\$2,785,700	\$47,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$40,400
Interior Architecture				
Electrical	\$28,200	\$200	\$100	\$200
Mechanical	\$9,300	\$1,200	\$1,700	\$1,200
Site Pavements	\$7,300			
Total	\$44,800	\$1,400	\$1,800	\$41,800
Importance Code A				\$40,400
Importance Code B	\$37,500	\$1,400	\$1,800	\$1,400
Importance Code C	\$7,300			
Total	\$44,800	\$1,400	\$1,800	\$41,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Architecture		Current R	epair	Futui	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	* *			
Masonry: Brick	70%			LIFE	* *	5	\$24,800	
Masonry: Granite	5%			LIFE	* *	5	\$1,300	
Masonry: Limestone	23%)		LIFE	**	5	\$6,100	
Windows								
Wood	100%	1		2053	* *	5	\$69,100	
Parapets								
Metal Cornice	50%			2063	* *	10	\$5,800	
Wood Cornice	50%	ı		2054	* *	5-10	\$23,700	
Roof								
Copper/Terne	100%	1		2068	* *	10	\$47,000	
Soffits								
Masonry: Limestone	100%	1		LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
Wood	95%	Now	\$1,295,200	2068	* *	5	\$33,100	
		lissing Elemont In : Througho		lerate, Ai	ea Affected : 10%			
		ted Finish, I n : Throughd	Extent : Severe, Ai out	ea Affec	ted : 100%			
		ar/Impact Do n : Througho		oderate,	Area Affected : 20	%		
	Other Ob	_	xtent : Severe, Are	ea Affecte	ed : 100%			
		_	au Building Is Not Oc	cunied				
Interior Walls	Елрини	nion . This L	unung 13 1401 Oc	сирієц				
Plaster	100%	Now	\$337,500	LIFE	* *	5	\$11,300	
1 laster			Extent : Severe, A		rted · 100%	3	\$11,500	
		n : Througho		., eu 1155 et				
Ceilings	2000000	1111111111111111						
Plaster	100%	Now	\$542,500	LIFE	* *	5	\$23,200	
Traster			ents, Extent : Seve		Affected · 50%	3	\$25,200	
		n : Througho		70, 71700	ngeetea . 3070			
			ctent : Moderate, 1	Area Affa	octed · 50%			
		n : Second F		1164 11556	Cied . 3070			
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	1		2048	* *			
Site Pavements								
On-Site Walkways		_	_					
Pavers/Stone	100%		\$7,300	2041	**			
	_		xtent : Moderate,	Area Aff	ected : 5%			
	Location	n : Various						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Electrical	Current R	Repair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	10%	2038	* *	1		
No Component	90%					
Panelboards						
Fused Disc Sw	5%	2036	* *	5		
Molded Case Bkrs	5%	2036	* *	5		
No Component	90%					
Wiring						
Thermoplastic	10%	2038	* *	1		
No Component	90%					
Lighting						
Interior Lighting						
Fluorescent	5%	2028	\$22,400	10	\$1,100	
	Compact Fluorescent	Light, Extent: Moderate,	Area Affected: 100	0%		
	Location: Basemen	t				
Incandescent	5%	2028	\$22,400	2		
No Component	90%		, , , , ,			
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10% Now	\$28,200 2038	* *	1-3	\$1,400	
, 6	Other Observation, E.	xtent : Severe, Area Affect	ed : 100%		. ,	
	Location : Hallways	7				
	Explanation : Not F	unctional				

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Plant Campus Steam / PRV	100%	2038 **	1	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location : Building L			
	Explanation: Steam Comes From Pov	ver House. This Building Is	Not Occupied	
Distribution				
Steam Piping/Pump	100% 0-2 \$112,700	2058 **		
	Corroded, Extent : Severe, Area Affecte	d: 70%		
	Location: Throughout Basement			
	On Extended Life, Extent : Severe, Area	Affected : 100%		
	Location: Throughout Basement			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2391

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Terminal Devices				
Convector/Radiator	100% 0-2 \$136,400	2048 **	1 \$7,100	
	On Extended Life, Extent : Moderate, A	rea Affected : 100%		
	Location: Throughout	4.00 . 1.1000/		
	Other Observation, Extent: Moderate, Location: Throughout	Area Affectea : 100%		
	Explanation: Antique Radiators - Ori	ioinal Fauinment		
Air Conditioning	Esquation : Image reactions	Since Equipment		
Energy Source				
District Chilled Water	100%	2048 **	1	
	Other Observation, Extent : Light, Area	ı Affected : 100%		
	Location: Basement			
	Explanation: District Chilled Water I	Has Been Piped Into Buildir	ng For Future Construction	ı
Plumbing				
H/C Water Piping	1000/ 0.2 0111 000	2049 **	1	
Galvanized Steel	100% 0-2 \$111,800 Corroded, Extent : Moderate, Area Affe	2046	1	
	Location : Basement Level	eciea : 70%		
	On Extended Life, Extent: Severe, Area	Affected · 100%		
	Location: Throughout	riggeeted (10070		
Sanitary Piping	<u> </u>			
Cast Iron	100% Now \$9,300	LIFE **	1	
	Blockage /Clogged, Extent : Severe, Ar	==		
	Location: South Outside Of The Build	ling		
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures	1000/			
Generic	100% Abandoned in Place, Extent: Severe, A	non Affordad . 1000/		
	Location: Throughout	rea Affectea . 100%		
Fire Suppression	Location : Introduction			
Sprinkler				
Generic	100% Now \$249,600	2058 **	1-2 \$5,900	
	Corroded, Extent : Severe, Area Affecte		. 7	
	Location: Throughout			
	Other Observation, Extent: Severe, Are	ea Affected : 100%		
	Location: Throughout			
	Explanation: Obsolete System.			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0024.060 / 2392 Yr Built/Renovated : 1877 /

Area Sq Ft : 26,684 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Floors 1,2,att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$472,400	\$584,300
Interior Architecture	\$260,300	
Electrical		\$497,700
Mechanical		\$131,200
Total	\$732,700	\$1,213,200
Importance Code A	\$472,400	\$584,300
Importance Code B	\$208,400	\$628,900
Importance Code C	\$51,900	
Total	\$732,700	\$1,213,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,300			\$16,300
Interior Architecture	\$34,000	\$4,400	\$1,100	\$2,100
Electrical	\$2,100	\$2,000	\$2,300	\$25,200
Mechanical	\$6,000	\$3,700	\$4,600	\$13,800
Total	\$59,400	\$10,100	\$8,100	\$57,400
Importance Code A	\$17,300			\$16,300
Importance Code B	\$29,700	\$9,000	\$8,100	\$41,000
Importance Code C	\$12,500	\$1,100		
Total	\$59,400	\$10,100	\$8,100	\$57,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Architecture		Current F	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$41,700	
Windows	50 /	N.T.	ф1 7 200	2052	* *	-	#200	
Aluminum	Broken/Mi	Now ssing Elem : Sub-cello	\$17,300 eents, Extent : Mod ar	2053 'erate, Ai		5	\$200	
Wood	Deteriorat Location	: Through	\$220,300 Extent : Moderate, out nt : Severe, Area A			5	\$38,400	1
	Glazing Br	: Various oken/Crac : Through	ked, Extent : Mode	erate, Ar	ea Affected : 50%			
Parapets			•					
Metal Cornice	50%			2056	* *	10	\$9,100	
Wood Cornice	50%			2038	* *	5-10	\$37,200	
Roof Single Ply Membrane	Gut/DS No	Now on Func/Mi : Through	\$252,100 iss, Extent : Moder out	2028 ate, Area	\$504,200 a Affected : 70%			
Interior								
Floors								
Carpet	15%			2027	\$87,400	3	\$10,100	
Ceramic Tile	5%			2037	* *	5	\$2,200	
Vinyl Tile	Cracking/O Location Worn/Erod	: South Ex led, Extent	\$143,700 Extent: Moderate it And Throughout : Moderate, Area it And Throughout	Affected	-	3	\$6,200	
Wood	Broken/Mi Location Deteriorat	Location: South Exit And Throughout 43% Now \$64,800 2043 ** 5 \$18,000 Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 70% Location: 2nd Floor						
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$2,200	
Gypsum Board	15%			LIFE	* *	5	\$3,900	
Masonry: Brick	Spalling, E	Now Extent : Mo : Sub-base	\$51,900 derate, Area Affec ement	LIFE ted : 40%	* *			
Plaster	Water Pen		\$12,500 xtent : Moderate, A cit, Throughout	LIFE Area Affe	* * ected : 20%	5	\$9,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG F

Asset #: 2392

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	60%			2045	* *	5	\$33,600	
Plaster	40%	4+	\$4,800	LIFE	* *	5	\$11,200	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 2%			
	Location	: 1st Floor	r					
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	* *			

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	50%		2038	* *	1		
Conduit	50%		2054	* *	1		
Panelboards							
Fused Disc Sw	5%		2050	* *	5		
Molded Case Bkrs	45%		2036	* *	5	\$300	
Molded Case Bkrs	50%		2050	* *	5	\$400	
Wiring							
Thermoplastic	50%		2054	* *	1		
Thermoplastic	50%		2038	* *	1		
Motor Controllers							
Locally Mounted	70%		2045	* *	5	\$100	
Variable Frequency	30%		2045	* *			
Drive							
Lighting							
Interior Lighting							
Fluorescent	25%		2028	\$125,400	10	\$6,900	
		os And Fixtures, Extent : Mod : : 2nd Floor	lerate, Ar	ea Affected : 100%	ó		
Fluorescent	8%		2028	\$40,100	10	\$2,200	
Fluorescent	55%		2036	**	10	\$15,100	
2		And Fixtures, Extent: Light		fected : 100%		4-2,-00	
	Location	: Throughout The Building					
Incandescent	10%		2028	\$50,200	2	\$100	
LED	2%		2036	**	_	\$100	
Egress Lighting							
Emergency, Battery	10%		2036	* *	10	\$700	
Emergency, Battery	40%		2023	\$16,500	10	\$2,900	
Exit, LED	10%		2063	**	1	¥-,- 00	
Exit, Service	40%		2023	\$4,100	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	10%	2028	\$10,300	10		
LED	10%	2036	* *			
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$24,700	1	\$3,000	
	Other Observation, Extent	: Moderate, Area Affec	eted : 100%			
	Location: Hallways					
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2028	\$282,100	1-3	\$16,400	
	Other Observation, Extent	Moderate, Area Affec	eted : 100%			
	Location: Throughout Th	e Building				
	Explanation : Smoke Dete	ectors, Alarm Bells, Ma	anual Pull Station	s, Strobe	Lights And Horns	

Current Rep	pair Futu	re Replacement	M	aintenance	
% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2038	* *	1		
	nt : Light, Area Affecte	d : 100%			
_					
Explanation: Steam F	rom Power House				
2 100%	2041	* *			
Other Observation Frte	nt · Light Area Affecte	d · 100%			
	ni . Ligni, mea nijecie	u . 100/0			
Ехрининон . 1 Они					
100%	2036	* *	4	\$2,200	
60%	2036		1	\$11,100	
40%	2026	\$61,200	1	\$3,900	
			1		
	nt : Light, Area Affecte	d : 25%			
	Water From Adiacent B	uilding			
	, , , , , , , , , , , , , , , , , , ,		1		
	% of Fail Date Extends (Years) 100% Other Observation, Extends Location: Building Lexplanation: Steam Factor 100% Other Observation, Extends Location: Basement Explanation: 1 Unit 100% 60% 40% Other Observation, Extends Location: Building Lexplanation: Building Lexplan	% of Fail Date Estimated Cost Total (Years) 100% 2038 Other Observation, Extent: Light, Area Affected Location: Building L Explanation: Steam From Power House 2041 Other Observation, Extent: Light, Area Affected Location: Basement Explanation: 1 Unit 100% 2036 60% 2036 40% 2038 Other Observation, Extent: Light, Area Affected Location: Building L Explanation: Chilled Water From Adjacent Building L Explanation: Chilled Water From Adjacent Building L	Nof Total Fail Date Estimated Cost Year Estimated Cost Total (Years)	% of Total (Years) Year Estimated Cost FY Cycle (Yrs)	% of Total Cycle (Years) Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost Total (Years) FY Estimated Cost Cycle (Yrs) Cyc

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment							
Campus Chilled Water	25%		2031	**			
		rervation, Extent : Light, Area	Affectea	l : 25%			
		: Building L	· D	.1 1.			
		tion : Chilled Water From Ad					
Window/Wall Unit	10%		2023	\$6,000	1		
No Component	65%						
Distribution	250/		2054	* *	4	Φ.4.0.0	
CW & CHW Wtr	25%		2054	* *	4	\$400	
Pipe/Pump	750/						
No Component	75%						
Terminal Devices Air Handler/Cool/Ht	150/	N ¢000	2026	* *	1	¢2.500	
Air Handler/Cool/Ht		Now \$800 ent, Extent : Severe, Area Affa	2036		1	\$2,500	
		eni, Extent . Severe, Area Ajjo v : In The Unit In The Attic, B					
						D4 000	
Fan Coil - 2 Pipe	10%		2036	**	1	\$1,000	
		servation, Extent : Light, Area	Affectea	l : 10%			
		: 1st Floor					
		tion: 8 Units					
No Component	75%						
entilation							
Distribution	250/		LIEE	* *	2.5	¢4.200	
Ductwork/Diffusers	25%		LIFE	7. 7.	2-5	\$4,200	
No Component	75%						
Exhaust Fans Interior	35%		2036	* *	2	\$300	
	55% 65%		2030		Z	\$300	
No Component	03%						
lumbing H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater	10070		2030	•	1		
Gas Fired	100%		2027	\$17,400	2	\$400	
Gas I fied		ervation, Extent : Light, Area			2	ΦτΟΟ	
		ervation, Extent : Eigni, Area e : Sub-basement	Пусстей	. 10070			
		tion: 2 Units					
Sanitary Piping	Бърши	D Olimb					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	100/0		LILL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	100/0						
Non-Submersible	100%		2036	* *	4	\$800	
Fixtures	10070				•	Ψ000	
Generic	100%						
Vertical Transport	100/0						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2392

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Ligh	ıt, Area Affected	: 100%			
	Location: Basement - 2nd Floo	or				
	Explanation: 1 New Unit					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$15,600	
Sprinkler						
Generic	25%	2028	\$70,000	1-2	\$2,100	
Generic	75%	2054	* *	1-2	\$6,300	
Chemical System						
Generic	100%	2027	\$26,700	1-3	\$3,700	
	Other Observation, Extent: Ligh	ıt, Area Affected	: 100%			
	Location : Kitchen					
	Explanation: 3 Sets					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG H - VISITORS CENTER

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,684 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$689,900	\$77,800
Interior Architecture	\$822,100	
Electrical	\$44,800	
Mechanical		\$248,500
Total	\$1,556,800	\$326,300
Importance Code A	\$689,900	\$77,800
Importance Code B	\$702,700	\$248,500
Importance Code C	\$164,100	
Total	\$1,556,800	\$326,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,100			
Interior Architecture	\$9,100	\$4,300		\$1,900
Electrical	\$1,600	\$2,300	\$1,500	\$11,800
Mechanical	\$2,400	\$2,400	\$3,000	\$15,100
Total	\$16,100	\$8,900	\$4,500	\$28,800
Importance Code A	\$3,100			
Importance Code B	\$5,000	\$8,900	\$4,500	\$28,800
Importance Code C	\$8,000			
Fotal .	\$16,100	\$8,900	\$4,500	\$28,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Architecture	Current Repair	Future Replacement	ent Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	000/		-	#27.700	
Masonry: Brick	90% Recent Replace Evident, Extent : Light Location : Exterior	LIFE	5	\$37,700	
Masonry: Granite	5%	LIFE **	5	\$1,600	
Metal Panel	5% 2-4 \$3,100 Corrosion/Rusting, Extent : Severe, Ar Location : Throughout	2038 ** rea Affected : 30%	5	\$3,900	
Windows					
Wood	100% 2-4 \$229,800 Deteriorated Finish, Extent: Moderate Location: Throughout And Exterior Dry Rot/Decay, Extent: Moderate, Are Location: Interior Paint Peeling, Extent: Moderate, Area Location: Throughout	Of Windows ea Affected : 5%	5	\$40,100	
Parapets					
Wood Cornice	100% Now \$131,800 Dry Rot/Decay, Extent: Severe, Area A Location: Roof Perimeter Paint Peeling, Extent: Severe, Area A Location: Throughout Split/Cracked, Extent: Severe, Area A Location: Throughout	ffected: 25%	5	\$18,100	1
Roof					
Modified Bitumen	100% 0-2 \$328,300 Other Observation, Extent: Severe, An Location: Roof Explanation: Beyond Its Useful Life	2038 ** rea Affected : 100%			
Interior Floors					
Carpet	15%	2027 \$84,000	3	\$9,700	
Carpet Ceramic Tile	5%	2041 **	5	\$2,100	
Panel/Paver: Cer/Brk	15% 4+ \$123,800	2050 **	5	\$7,300	
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Basement			. , .	
Vinyl Tile	35% Now \$130,500 Punct/Tear/Impact Damage, Extent : S Location : Throughout	2038 ** Severe, Area Affected : 10%	3	\$5,600	
Wood	30% 4+ \$130,200 Deteriorated Finish, Extent : Severe, A Location : 2nd Floor	2056 ** Area Affected : 30%	5	\$12,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board	15% Cracking/		\$8,000 Extent : Moderate	LIFE e. Area A	* * ffected : 40%	5	\$3,800	
	0	i : Through		,	.			
Masonry: Fieldstone	10%	4+	\$86,600	LIFE	* *			
			xtent : Moderate, 1	Area Affe	ected : 30%			
		ı : Basemen	•					
	Explana	tion : Point	ing Needed					
Plaster		Now	\$77,500	LIFE	* *	5	\$9,500	
		-		oderate,	Area Affected : 30	%		
	Location	i : Through	out					
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	\$2,100	
Plaster	95%		\$273,400	LIFE	* *	5	\$25,500	
		r/Impact D n : Through	amage, Extent : Li	ght, Arec	a Affected : 10%			
				A CC 4 -	1.200/			
		ietration, E. i : Through	xtent : Severe, Are out	а Ајјесте	a: 20%			
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2048	* *			
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2037	* *			

Electrical		Current Repair	Future Replacement		М	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Raceway								
Conduit	80%		2038	* *	1			
Conduit	20%		2054	* *	1			
Panelboards								
Fused Disc Sw	5%		2036	* *	5			
Molded Case Bkrs	75%		2036	* *	5	\$500		
Molded Case Bkrs	20%		2050	* *	5	\$100		
Wiring								
Thermoplastic	80%		2038	* *	1			
Thermoplastic	20%		2054	* *	1			

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Electrical	Current Rep	pair Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	85%	2036	* *	10	\$20,800	
	T-8 Lamps And Fixtures	, Extent : Light, Area Af	fected : 100%			
	Location : Throughout	The Building				
Fluorescent	3%	2036	* *	10	\$700	
	Compact Fluorescent Li	ght, Extent : Light, Area	Affected: 100%			
	Location: 1st Floor					
Incandescent	10%	2023	\$44,800	2	\$100	
LED	2%	2036	* *			
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$3,200	
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	10%	2023	\$10,300	10		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$16,400	
	Other Observation, Exte	nt : Light, Area Affectea	l : 100%			
	Location: Throughout	The Building				
	Explanation: Strobe L	ights, Manual Pull Stati	ons, Alarm Bells, S	moke De	etectors And Horns	

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Ext	ent : Light, Area Affected	! : 100%			
	Location : Building L					
	Explanation : Steam I	From Power House				
Distribution Central Plant Steam Piping/Pmp	100%	2038	* *	4	\$1,300	
Terminal Devices Convector/Radiator	100%	2026	\$136,600	1	\$8,600	
Air Conditioning						
Energy Source Electricity	100%	2036	* *	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%	2023	\$13,300	1		
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2026	\$111,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2393

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2054	* *	1-5	\$13,500	
Sprinkler			•				•
Generic	100%		2038	* *	1-2	\$7,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,500 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,700	
Interior Architecture	\$201,400	
Total	\$237,100	
Importance Code A	\$35,700	
Importance Code B	\$201,400	
Total	\$237,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,100			
Interior Architecture	\$35,000	\$200		
Electrical	\$100			
Mechanical	\$300	\$900	\$700	\$900
Site Pavements	\$28,500			
Total	\$68,000	\$1,100	\$700	\$900
Importance Code A	\$4,300	\$200	\$200	\$200
Importance Code B	\$200	\$900	\$500	\$700
Importance Code C	\$63,500			
Total	\$68,000	\$1,100	\$700	\$900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Architecture	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Masonry: Brick	100% Recent Repair Evident, Extent : Light, A Location : Exterior Facade	LIFE Area Affected : 100%	* *	5	\$14,700	
Windows						
Wood	100% 2-4 \$35,700 Broken/Missing Elements, Extent: Mod Location: Throughout Thermally Inefficient, Extent: Severe, A		* * 100%	5	\$12,500	
	Location : Throughout					
	Other Observation, Extent : Moderate, Location : Exterior					
Roof	Explanation : Painted Exterior Windo	w Elements				
Copper/Terne	100%	2056	* *	10	\$29,800	
Soffits	10070	2030		10	\$25 ,000	
Wood	100% 4+ \$4,100 Broken/Missing Elements, Extent: Seve Location: Front Entrance	2045 ere, Area Affected : 10	**	5	\$1,900	
terior						
Floors						
Ceramic Tile	5%	2041	* *	5	\$300	
Wood	95% Now \$201,400 Broken/Missing Elements, Extent: Severation: Throughout Misaligned/Bulging, Extent: Severe, A. Location: Various			5	\$5,600	
Interior Walls						
Gypsum Board	85% Recent Replace Evident, Extent : Light, Location : Interior	LIFE Area Affected : 100%	**	5	\$4,100	
Masonry: Brick	10% 0-2 \$32,200 Broken/Missing Elements, Extent: Seve Location: Basement Jnt Mortar Miss/Erod, Extent: Severe, Location: Basement	ere, Area Affected : 60	**			
Masonry: Fieldstone	5% 4+ \$2,800 Other Observation, Extent: Moderate, Location: Basement Explanation: Repointing	LIFE Area Affected : 10%	* *			
Ceilings						
Gypsum Board	100% Recent Replace Evident, Extent : Light, Location : Interior	LIFE Area Affected : 100%	**	5	\$7,900	

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Architecture		Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Pavers/Stone 100% 2-4 \$28,500 2041 **

Broken/Missing Elements, Extent: Moderate, Area Affected: 50%

Location: Various

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Esti	imated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2054 * *	5		
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location: Basement				
	Explanation: Main Service Discon	nect Switch Rated At 100 Am	peres		
Raceway					
Conduit	100%	2054 **	1		
Panelboards					
Molded Case Bkrs	100%	2050 **	5	\$100	
Wiring					
Thermoplastic	100%	2054 **	<u> </u>		
Lighting					
Interior Lighting					
Fluorescent	5%	2036 **	10	\$200	
	T-8 Lamps And Fixtures, Extent : Lig	ht, Area Affected : 100%			
	Location : Hallways				
Incandescent	95%	2036 **	2	\$100	
Egress Lighting					
Emergency, Battery	50%	2036 **	10	\$500	
Exit, Service	50%	2036 **	1		
Exterior Lighting					
Incandescent	5%	2036 **	2		
No Component	95%				
Alarm					
Fire/Smoke Detection					
Under Construction	100%				

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2048 **	1	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG K - MATRONS HOUSE

Asset #: 2242

Mechanical		Current Repair		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	1000/		2022	* *		#2 100	
Furnace	100%		2033		1	\$2,100	
		ervation, Extent : Light, Ar : : Basement	ea Affected	: 100%			
		: Basement tion : 4 Units					
Distribution	Ехріанаі	non . 4 Units					
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,300	
Air Conditioning	10070		DII E			Ψ2,500	
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	100%		2033	* *			
		ervation, Extent : Light, Ar		: 100%			
		: On Side Of The Building					
	Explanat	tion: 4 Units. R-410a					
Terminal Devices							
Fan Coil - 4 Pipe	100%		2033	* *	1	\$1,400	
Heat Rejection	1000/		2022	* *		Φ2 000	
Air Cooled Condenser Unit	100%		2033	* *	2	\$2,900	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
Water Heater	10070						
Electric	100%		2026	\$3,500	4		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 9,240 Project Type : CULTURAL AFFAIRS

Date of Survey : 12-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$495,200	
Interior Architecture	\$129,300	
Electrical	\$201,100	\$1,716,100
Mechanical		\$42,100
Site Enclosure	\$218,100	
Total	\$1,043,700	\$1,758,100
Importance Code A	\$495,200	\$48,800
Importance Code B	\$548,500	\$1,709,300
Total	\$1,043,700	\$1,758,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$66,400			\$15,300
Interior Architecture	\$54,400			
Electrical	\$18,500	\$600	\$800	\$10,800
Mechanical	\$86,800	\$8,500	\$3,300	\$7,400
Site Pavements	\$13,000			
Total	\$239,100	\$9,100	\$4,000	\$33,600
Importance Code A	\$91,800	\$400	\$400	\$15,800
Importance Code B	\$105,500	\$8,700	\$3,600	\$17,800
Importance Code C	\$41,800			
Total	\$239,100	\$9,100	\$4,000	\$33,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

rchitecture	Current Repair Future Replaceme			e Replacement	ent Maintenance		
estem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	100% Now Paint Peeling, Exten Location: Through Vegetation Growth, 1	out			5	\$22,900	
	Location: North For Vertical Cracks, Extending Control Control Corners	ent : Moderate, Are	a Affecte	d : 10%			
Windows	<u> </u>						
Metal Louvers	2% 0-2 Broken/Missing Elen Location: Through	_	2031 t, Area Aj	* * ffected : 10%			
Steel	20% Now Air Infiltration, Exter Location: Through Corrosion/Rusting, E Location: Through Deteriorated Finish, Location: Through Thermally Inefficient Location: Through	out Extent : Moderate, A Pout Extent : Moderate, Pout Extent : Moderate	Area Affed Area Aff	ected : 25%	5	\$4,000	
Wood	78% Now Air Infiltration, Exter Location: Through Thermally Inefficient Location: Through Split/Cracked, Exten Location: Through	out , Extent : Moderate out t : Moderate, Area	e, Area Aj	ffected : 100%	5	\$12,600	
Parapets							
Cast Stone/Terra Cotta	10% 0-2 Jnt Mortar Miss/Ero Location: Through	_	LIFE rea Affect	* * ted : 10%	5	\$400	
Masonry: Brick	40% Now Vertical Cracks, Exte Location: Corners		LIFE a Affected	* * d : 10%	5	\$200	
Wood Cornice	50% Now Deteriorated Finish, Location: Through Split/Cracked, Exten Location: Through	out t : Moderate, Area			5	\$1,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Architecture	Current Repair Future Rep		e Replacement	Replacement Maintenance				
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof	250/	N	£20.200	2029	* *			
Built-Up (BUR)	Air/Water Location	: Flat Section			l : 30%			
	Location	: Flat Section	tent : Severe, Aro on Severe, Area Aff					
		: Flat Section						
Copper/Terne	75%			2063	* *	10	\$15,300	
terior								
Floors	C00/	2.4	¢7.000	LIEE	* *	_	¢1.6 100	
Cast in Place Concrete	_		\$7,800 Extent : Light, Ar ut	LIFE ea Affecte		5	\$16,100	
Wood	Punct/Tea	Now r/Impact Dar : Throughou	-	2056 vere, Are	* * a Affected : 100%	5	\$4,600	
Interior Walls								
Concrete Masonry Unit	_	0-2 Crumbling, E : Throughou	\$800 Extent : Light, Ar ut	LIFE ea Affecte	* * ed : 10%	5	\$100	
Masonry: Brick	_	0-2 Crumbling, E : Basement	\$1,400 Extent : Light, Ar	LIFE ea Affecte	* * ed : 10%			
Plaster	Cracking/	Now Crumbling, E : Throughou	\$22,900 Extent : Severe, A	LIFE rea Affec	* * ted : 30%	5	\$1,700	
	Punct/Tea	_	nage, Extent : Se	vere, Are	a Affected : 75%			
Plywood/Hardboard	Punct/Tea	Now r/Impact Dan : Throughou	=	LIFE vere, Are	* * a Affected : 100%			
SGFT/Glazed Masonry	Punct/Tea	Now r/Impact Dar : Boiler Roc	-	LIFE vere, Are	* * a Affected : 100%			
Ceilings								
Exposed Struc: Steel		4+ Rusting, Ext : Throughou	\$5,200 ent : Light, Area ıt	LIFE Affected	**			
Masonry: Infill Arch	Broken/Mi	Now ssing Element : Basement	\$12,600 nts, Extent : Ligh	LIFE t, Area Ą	* * ffected : 10%			
Plaster	Punct/Tea	Now r/Impact Dar : Throughou	_	LIFE vere, Are	* * a Affected : 100%	5	\$3,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset #: 2394

Architecture	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Retaining Walls						
Masonry: Brick	100% 4+ \$2	218,100 2058	* *			
•	Jnt Mortar Miss/Erod, Extent	: Moderate, Area A	Affected : 20%			
	Location : North & South Si	ide				
	Other Observation, Extent : S	evere, Area Affecte	d: 80%			
	Location : North & South Si	ide				
	Explanation : Paint Peeling					
Site Pavements						
On-Site Walkways						
Pavers/Stone	100% 0-2	\$13,000 2041	* *			
	Broken/Missing Elements, Ex	tent : Moderate, Ar	ea Affected : 40%			
	Location: Various					

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2028	\$48,800	3				
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room							
	Explanation: No Nameplate I	Ratings Available						
Transformers								
Dry Type	100%	2026	\$305,600	3	\$100			
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%					
	Location: Second Floor Elect	trical Room						
	Explanation: Two 750 Kva 4	160 - 480/277 V						
Feeders								
Cable	100%	2027	\$65,300	1				
Raceway								
Conduit	100%	2028	\$41,800	1				
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2028	\$4,900	5				
	Other Observation, Extent : Mo	derate, Area Affe	cted : 100%					
	Location: Second Floor Elect							
	Explanation : 2- Main Service	Switches Rated	At 1600 Amperes.					
Transformers								
Dry Type	100%	2026	\$46,000	5				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 2nd Floor Electrical Room							
	Explanation : 2- 75 Kva, 1- 2:	5 Kva, 1-45 Kva,4	480/208/120 Volts					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

System Component Type Under 600 Volts Switchgear / Switchboard Fused Knife Sw Molded Case Bkrs	20% On Extende Location 80% Other Obse Location	0-2 ed Life, Ex.: Mechanic	\$124,800 tent: Moderate, Ai cal Room In Basen	FY 2058 rea Affec	Estimated Cost	(Yrs)	Estimated Cost	Priority
Switchgear / Switchboard Fused Knife Sw	On Extended Location 80% Other Obset Location	ed Life, Ex : Mechani	tent : Moderate, A	rea Affec	* *	5		
Fused Knife Sw	On Extended Location 80% Other Obset Location	ed Life, Ex : Mechani	tent : Moderate, A	rea Affec	* *	_		
· -	On Extended Location 80% Other Obset Location	ed Life, Ex : Mechani	tent : Moderate, A	rea Affec	* *	_		
Molded Case Rive	Other Obse Location	mation F		ıent	ted : 100%	5		
MIDIACA CASE DIVIS	Location	muation F		2028	\$499,200	5	\$200	
•	Explanati	: Second F	xtent : Moderate, A Floor Electrical Ro rtical Sections		ected : 100%			
Raceway								
Conduit	20%			2038	* *	1		
Conduit	80%			2028	\$546,300	1		
Panelboards								_
Fused Disc Sw	10%			2036	* *	5		
Fused Knife Sw	10%	2-4	\$8,500	2053	* *	5		
•	Location	: 1st Floor	xtent : Moderate, A lete Equipment	Area Affe	ected : 100%			
Molded Case Bkrs	10%			2036	* *	5		
Molded Case Bkrs	70%			2027	\$59,400	5	\$200	
Wiring Braided Cloth		-	\$9,300 nt : Moderate, Are out The Building	2053 a Affecte	* * ed : 100%	1		
Thermoplastic	20%			2038	* *	1		
Thermoplastic	30%			2028	\$5,600	1		
Motor Controllers					40,000			
Locally Mounted	10%			2033	* *	5		
Motor Control Center	90%			2033	* *	5	\$200	
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	-		ures, Extent : Modo out The Building	2023 erate, Ar	\$76,300 ea Affected : 100%	10	\$6,800	
Fluorescent	5%			2028	\$4,200	10	\$400	
			res, Extent : Model coom			10	ΨΤΟΟ	
Fluorescent	2%			2028	\$1,700	10	\$200	
•	Compact F		_	oderate, 1	Area Affected : 100	9%		
Incandescent	3%			2023	\$3,200	2		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Electrical	Current Ro	epair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting									
Egress Lighting									
Exit, Service	20% Now	\$200	2038	* *	1				
	Not Functioning, Exter		Affected .	: 100%					
	Location : Throughou	ut							
No Component	80%								
Exterior Lighting									
LED	30%		2028	\$12,300					
No Component	70%								
Lightning Protection									
Arresters/Cabling									
Generic	100%		2031	* *	5	\$100			
	Other Observation, Ex	tent : Moderate, A	Area Affe	ected : 100%					
	Location : Stacks On	ly							
	Explanation: Coppe	r							
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%		2028	\$97,700	1-3	\$5,700			
	Other Observation, Ex	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout	ut The Building							
	Explanation: Strobe	Lights, Manual F	Pull Statio	ons, Alarm Bells, H	Horns				

Mechanical	Curre	ent Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Energy Source									
Natural Gas	100%		2038	* *	1				
Conversion Equipment									
Steam Boiler	50% 0-2	\$25,400	2048	* *	1	\$3,700			
	Leak Evident, Ex	tent : Moderate, Area	Affected: 3%	ó					
	Location : Boile	er							
	Obsolete Equipment, Extent : Moderate, Area Affected : 50%								
	Location: 1 Unit - Basement								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Boiler Room								
	Explanation : S	upplying Steam To Ad	jacent Buildi	ngs.					
Under Construction	50%								
	Other Observation, Extent : Light, Area Affected : 0%								
	Location: 1st Fl. Boiler Room								
	Explanation: 1	Old Unit Is Being Rep	olaced By 5 S	maller Units.					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2394

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating Distribution Central Plant Steam Piping/Pmp	100%	Now	\$13,300	2038	* *	4	\$400	
			evere, Area Affecte	d: 10%				
			iping, Basement	C . 1 1	00/			
			t : Severe, Area Afj ate Return Pumps.	ected : 1	0%			
			Extent : Severe, A	rea Affec	ted : 100%			
			king, The Make-up					
Terminal Devices	1000/				* * * * * * *		00.0	
Convector/Radiator	100%			2026	\$42,100	1	\$2,700	
ir Conditioning Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille		Now	\$8,900	2031	* *	1	\$8,000	
	-	_	nt : Severe, Area A	ffected :	40%			
			1st Fl. Ac Room	cc 1	1000/			
		_	tent : Light, Area A	ffected :	100%			
			Room - First Floor					
			Extent : Light, Area	Affected	: 100%			
		: 1st Floo	r Ac Koom its. Providing Chill	ad Water	r To Othor Noarhy	Duilding		
Distribution	Елрини	10n . 5 On	us. I Toviding Chili	ea waiei	10 Omer wearby	Dunung	,3	
CW & CHW Wtr Pipe/Pump	100%	Now	\$500	2038	* *	4	\$400	
		Extent : M : Basemer	loderate, Area Affe t	cted : 10	%			
Heat Rejection	1000/	0.2	Φ20.000	2022	* *	2	Φ	
Water Cooling Tower			\$29,800 evere, Area Affected he Cooling Tower	2033 d : 40%	* *	2	\$6,600	
	Leak Evide		: Severe, Area Affe	ected : 10	0%			
	On Extend		tent : Severe, Area	Affected	! : 100%			
entilation								
Exhaust Fans								
Roof	30%	3.7	# 100	2023	\$3,900	2	\$100	
Wall Unit	Broken, E	Now xtent : Mod : 1 Motor.	\$400 lerate, Area Affecte	2023 ed : 20%	\$2,000	2	\$100	
lumbing								
_								
H/C Water Piping Galvanized Steel	100%			2026	\$34,500	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG L - POWER PLANT

Asset #: 2394

lechanical	Current Rep	air	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
Sanitary Piping							
Cast Iron	100% 0-2	\$2,900	LIFE	* *	1		
	Corroded, Extent: Mode	rate, Area Affe	cted : 10%	6			
	Location: Basement						
Storm Drain Piping							
Cast Iron	100% Now	\$4,900	LIFE	* *	1		
	Blockage /Clogged, Exter	nt : Severe, Are	a Affected	d: 10%			
	Location : Out Side Of	The Building					
	Broken, Extent: Severe,	Area Affected :	10%				
	Location: Basement						
	Corroded, Extent : Sever	e, Area Affected	d: 30%				
	Location: Basement						
Sump Pump(s)							
Submersible	100%		2020	\$300	4	\$300	
Fixtures							
Generic	100%						
	Obsolete Fixtures, Exten	t : Severe, Area	Affected	: 100%			
	Location: 1st Floor						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0039.030 / 2243 Yr Built/Renovated : 1880 /

Area Sq Ft : 1,800 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors 1

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Mechanical		\$43,900
Total		\$43,900
Importance Code B		\$43,900
Total		\$43.900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture		\$800	\$100	\$1,000
Electrical	\$100	\$200	\$100	\$100
Mechanical	\$100	\$400	\$700	\$400
Total	\$200	\$1,300	\$900	\$1,500
Importance Code A				
Importance Code B	\$200	\$1,300	\$900	\$1,500
Importance Code C				
Total	\$200	\$1,300	\$900	\$1,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100%		LIFE	* *	5	\$3,700	
Windows							
Wood	100%		2044	* *	5	\$5,900	
Roof							
Slate	100%		LIFE	* *			
Interior							
Floors							
Ceramic Tile	5%		2037	* *	5	\$100	
Quarry Tile	45%		2041	* *	5	\$1,500	
Wood	50%		2043	* *	5	\$2,000	
Interior Walls							
Gypsum Board	20%		LIFE	* *	5	\$400	
Masonry: Brick	10%		LIFE	* *			
Marble Panels	5%		LIFE	* *			
Wood	65%		LIFE	* *	5	\$9,600	
Ceilings							
AcousTileSusp.Lay-In	15%		2041	* *	5	\$100	
Plaster	10%		LIFE	* *	5	\$100	
Wood	75%		LIFE	* *	5	\$6,400	
Site Pavements							
On-Site Walkways							
Pavers/Stone	100%		2037	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Molded Case Bkrs	100%		2036	* *	5		
Wiring							
Thermoplastic	100%		2038	* *	1		
Motor Controllers Locally Mounted	100%		2033	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Incandescent	100%		2028	\$20,100	2		
Egress Lighting							
Emergency, Battery	50%		2028	\$1,400	10	\$200	
Exit, Service	50%		2028	\$100	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG N - EDUCATION CENTER

Asset #: 2243

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Incandescent	20%	2028	\$1,300	2		
No Component	80%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$1,100	
	Other Observation, Extent : Lig	ht, Area Affected : 100	9%			
	Location : Throughout The Bu	ilding				
	Explanation : Strobe Lights, N	_	moke Detecto	ors And A	Alarm Bells, Horns	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2038	* *	1		
			xtent : Light, Area	Affected	! : 100%			
		: Building						
	Explana	ion : Stean	ı From Power Hou	se				
Distribution								
Steam Piping/Pump	100%			2038	* *			
Terminal Devices								
Fan Coil Unit/Heat	100%			2028	\$28,100	1	\$600	
Air Conditioning								
Energy Source	1000/			2026	ماد ماد			
Electricity	100%			2036	* *	1		
Conversion Equipment	1000/			2022	* *			
Split Unit	100%	E		2033				
			xtent : Light, Area	Ајјестеа	: 100%			
		: Outside	P 410					
Distribution	Explanal	ion : 1 Uni	l, K-410a					
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$2,300	
Terminal Devices	10070			LILE			\$2,500	
Fan Coil - 4 Pipe	100%			2028	\$43,900	1	\$600	
Heat Rejection	10070			2020	ΨΤ3,700	1	\$000	
Air Cooled Condenser	100%			2033	* *	2	\$1,300	
Unit	10070			2033		_	Ψ1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG P

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 20,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$59,700	\$4,300		\$2,300
Interior Architecture	\$8,300	\$400	\$1,300	
Electrical	\$1,100	\$1,600	\$1,100	\$21,500
Mechanical	\$4,900	\$8,300	\$6,100	\$21,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,000	\$18,600	\$12,500	\$49,600
Importance Code A	\$60,800	\$5,400	\$1,100	\$3,500
Importance Code B	\$17,200	\$13,200	\$10,900	\$46,100
Importance Code C	,	,	\$500	
Total	\$78,000	\$18,600	\$12,500	\$49,600



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 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%			2048	* *	10	\$1,000	
Masonry: Brick	70%	Cumuth I	Entant Liabt Ana	LIFE		5	\$22,100	
	Location	: Front Ele			l : 5%			
Masonry: Limestone	_	2-4 Crumbling, : Through	\$19,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 5%	5	\$2,400	
Pre-Cast Concrete	10%	4+	\$5,800	LIFE	* *	5	\$10,300	
		Crumbling, : Through	Extent : Light, Ard out	ea Affect	ed : 5%			
Windows								
Wood	100%			2050	* *	5	\$65,400	
Parapets Metal Cornice	100%			2056	* *	10	\$7,600	
Roof								
Clay Tile	80%			2048	* *	10	\$18,700	
Metal Panel	10%			2041	* *	10	\$4,300	
Modified Bitumen	10%			2033	T T	10	\$2,300	
Soffits Cast in Place Concrete	100%	4+	\$2,000	LIFE	* *	5	\$7,900	
		_	: Moderate, Area Rear Of Building	Affected	: 10%			
Interior								
Floors								
Ceramic Tile	5%			2037	* *	5	\$1,700	
Terrazzo	85%			LIFE	* *	5	\$22,100	
Vinyl Tile	10%			2033	* *	3	\$1,200	
Interior Walls	20/			2027	* *	-	¢1 000	
Ceramic Tile	3% 97%			2037 LIFE	* *	5 5	\$1,000	
Gypsum Board	9/%			LIFE		3	\$18,900	
Ceilings AcousTileConcealSpLn	40%			2045	* *	5	\$16,600	
	50%			LIFE	* *	5	\$20,800	
Gypsum Board Wood	10%			LIFE	* *	5	\$20,800	
Site Enclosure	1070			LILE			\$29,100	
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements	10070			2003				
On-Site Walkways								
Cast in Place Concrete	5%			2041	* *			
Pavers/Stone	95%			2037	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Electrical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment					*	
Fused Disc Sw	100%	2048	**	5	\$100	
	Other Observation, Extent: Light, Are	ea Affected : .	100%			
	Location : Electrical Room Explanation : Main Service Disconn	oot Chuitale De	atad 14 100 1			
Transformers	Explanation: Main Service Disconn	ieci Swiich Ka	aiea Ai 400 Amp	eres		
Dry Type	100%	2041	* *	5	\$100	
Dry Type	Other Observation, Extent : Light, Are		100%	3	\$100	
	Location : Electrical Room	20111992222011	10070			
	Explanation : 75kva, 480/208/120 V	olts				
Switchgear / Switchboard	-					
Molded Case Bkrs	100%	2048	* *	5	\$500	
	Other Observation, Extent : Light, Are	ea Affected : .	100%			
	Location : Electrical Room					
	Explanation: 1- Vertical Section					
Raceway			de de			
Conduit	100%	2048	* *	1		
Panelboards	50/	2044	* *	~		
Fused Disc Sw	5% 95%	2044 2044	* *	5 5	\$500	
Molded Case Bkrs	95%	2044		3	\$500	
Wiring Thermoplastic	100%	2048	* *	1		
Motor Controllers	10078	2046		1		
Locally Mounted	100%	2041	* *	5	\$100	
Ground	10070	2011			Ψ100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	30%	2033	* *	10	\$6,100	
	T-8 Lamps And Fixtures, Extent : Light Location : Offices	ht, Area Affec	eted : 100%			
Fluorescent	50%	2033	* *	10	\$10,200	
	T-5 Lamps And Fixtures, Extent: Light Location: Throughout The Building	ht, Area Affec	eted : 100%			
Fluorescent	5%	2033	* *	10	\$1,000	
Tracrescent	Compact Fluorescent Light, Extent : 1		ffected : 100%	10	Ψ1,000	
	Location : Galleries And Hallways	. J.	,			
Incandescent	15%	2033	* *	2	\$100	
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,700	
Exit, LED	45%	2056	* *	1		
Exit, Service	5%	2033	* *	1		
Exterior Lighting	200/	2022	ماد رائ	10		
HID No Common and	30%	2033	* *	10		
No Component	70%					

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2033 **	1-3 \$12,300	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location: Throughout The Building			
	Explanation: Manual Pull Stations,	Alarm Bells, Smoke Detecto	rs, Strobe Lights And Horns	

Mechanical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		<u>'</u>	i.	ı		
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$11,000	
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location : Boiler Room - Ba	sement				
	Explanation: 3 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2044	* *	4	\$1,600	
Terminal Devices						
Air Handler	50%	2033	* *	1	\$6,900	
Convector/Radiator	50%	2041	* *	1	\$3,600	
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment						
Reciprocating	90%	2033	* *	1	\$9,300	
Compr/Chiller						
	R-22 Refrigerant, Extent: Lig	==				
	Location: 4 Units, Courtyan					
Split Unit	10%	2033	* *			
	Other Observation, Extent : L	-				
	Location : On Side Of The B	-				
	Explanation: 1 Unit, R-410	а				
Terminal Devices						
Air Handler/Cool/Ht	90%	2033	* *	1	\$12,400	
Fan Coil - 2 Pipe	10%	2033	* *	1	\$700	
Heat Rejection						
Air Cooled Condenser	100%	2033	* *	2	\$15,500	
Unit						
Ventilation						
Distribution				_	<u>.</u>	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,400	
Exhaust Fans				_		
Interior	100%	2033	* *	2	\$700	
Plumbing						

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2395

Mechanical	Current R	epair Futur	re Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2048	* *	1		
Water Heater			_		_	
Gas Fired	100%	2023	\$14,100	2	\$300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2033	* *	4	\$600	
Sewage Ejector(s)			_		_	
Electric	100%	2033	* *	4	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport			_		_	
Elevators						
Hydraulic	100%	LIFE	* *			
		tent : Light, Area Affected	l : 100%			
	Location: Basement	To 3rd Floor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0024.170 / 2396 Yr Built/Renovated : 1916 /

Area Sq Ft : 12,480 Project Type : CULTURAL AFFAIRS

Date of Survey : 13-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$230,000	\$51,600
Electrical		\$230,900
Mechanical	\$277,200	\$453,500
Total	\$507,200	\$736,000
Importance Code A	\$230,000	\$100,400
Importance Code B	\$277,200	\$635,600
Total	\$507,200	\$736,000

Total	\$28,000	\$15,300	\$5,900	\$7,500
Importance Code C	ŕ	,	,	
Importance Code B	\$14,200	\$15,300	\$5,900	\$7,500
Importance Code A	\$13,800			
Total	\$28,000	\$15,300	\$5,900	\$7,500
Mechanical	\$13,300	\$3,300	\$3,800	\$2,700
Electrical	\$900	\$1,200	\$900	\$4,700
Interior Architecture		\$10,900	\$1,300	
Exterior Architecture	\$13,800			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	=00/				d. d.	_	***	
Masonry: Brick	70%			LIFE	* *	5	\$29,100	
Masonry: Granite	2%	N.T.	#07.400	LIFE	* *	5	\$600	
Masonry: Marble	18%		\$87,400	LIFE		5	\$5,600	
	_	crumbung : North F	, Extent : Moderate	e, Area Aj	jeciea : 20%			
			acaae d, Extent : Modera	to Area	Affected . 25%			
		: North F		e, 111eu 1	1)/естей . 25/0			
Matal Daniel				2029	* *		\$7,000	
Metal Panel		Now	\$6,100 xtent : Moderate, A	2038		5	\$7,800	
	-		xieni . Moderdie, A Between Great Ha					
			Extent : Moderate,		-			
			Between Great Ha					
Windows	200411011	· II)piteit	200000000000000000000000000000000000000					
Wood	100%	2-4	\$59,100	2036	* *	5	\$51,600	2
			nt : Moderate, Area		l : 50%		42-,000	_
	-		To F Building					
	Dry Rot/D	ecay, Exte	nt : Severe, Area A	ffected : :	20%			
	Location	: Various						
	Thermally	Inefficient	, Extent : Moderate	e, Area Ą	ffected : 100%			
	Location	: Hyphen	To F Building					
	Split/Crac	ked, Exten	t : Moderate, Area	Affected	: 50%			
	Location	: Hyphen	To F Building					
Parapets								
Masonry: Brick		Now	\$5,600	LIFE	* *	5	\$900	
			d, Extent : Modera	te, Area A	Affected : 40%			
	Location	: Through	out					
Masonry: Marble	10%	0-2	\$2,100	LIFE	* *	5	\$100	
			d, Extent : Modera	te, Area A	Affected : 50%			
	Location	: North F	acade					
Roof			***		d. d.			
Modified Bitumen		Now	\$83,500	2033	**			
			iss, Extent : Moder	ate, Area	Affected: 50%			
			And Throughout	A CC	. 1 150/			
	•	•	xtent : Moderate, A	rea Affec	ted : 15%			
 	Location	: Hyphen						
Interior Floors								
Carpet	75%			2027	\$248,300	3	\$28,600	
Cast in Place Concrete	5%			LIFE	\$2 4 6,500 * *	5	\$2,800	
Cast III I Iace Collected	10%			2037	* *	5	\$2,500	
Ceramic Tile				2001		5	Ψ2,500	
Ceramic Tile Vinyl Tile				2033	* *	3	\$500	
Vinyl Tile	5%			2033 2056	* *	3 5	\$500 \$2,400	
Vinyl Tile Wood				2033 2056		3 5	\$500 \$2,400	
Vinyl Tile	5%							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Architecture	Current Repair		lacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost Cyc (Yr	le Estimated Cost s)	Priority
Interior					
Ceilings					
Gypsum Board	30%	LIFE	** 5	\$9,500	
Plaster	70%	LIFE	** 5	\$11,100	
Site Pavements					
On-Site Walkways					
Pavers/Stone	100%	2037	* *		

lectrical	С	urrent R	lepair	Future Replacement Maintenance		aintenance		
vstem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$48,800	3		
			xtent : Moderate, 1	Area Affe	ected : 100%			
	Location : H	Electrica	l Room					
	Explanation	ı : Main	Disconnect Switch	Rated A	t 600 Amperes At	4160 Vol	ts	
Transformers								
Dry Type	100%			2026	\$140,300	3	\$100	
		Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : E							
	Explanation	ı : 225 K	va, 4160/208/120	Volts				
Feeders								
Cable	100%			2027	\$15,800	1		
Raceway								
Conduit	100%			2028	\$41,800	1		
nder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,000	5	\$300	
			xtent : Moderate, A	Area Affe	ected : 100%			
	Location : H							
	Explanation	ı : 1- Vei	rtical Sections					
Raceway								
Conduit	80%			2048	* *	1		
Conduit	20%			2038	* *	1		
Panelboards								
Molded Case Bkrs	20%			2036	* *	5	\$100	
Molded Case Bkrs	80%			2044	* *	5	\$300	
Wiring								
Thermoplastic	80%			2048	* *	1		
Thermoplastic	20%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$100	

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Electrical	Cur	rrent Repair Future Replacement		Maintenance			
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	10%		2033	* *	10	\$1,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
	Location : Hai	lways					
Incandescent	90%		2033	* *	2	\$300	
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$2,100	
Exit, Service	50%		2033	* *	1		
Alarm							
Security System							
No Component	70%						
Generic	30%		2033	* *	1	\$1,400	
	Other Observati	on, Extent : Light, Area	Affected	! : 100%			
	Location : Hai	lways					
	Explanation:	CCTV Surveillance Can	neras				
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$7,700	
	Other Observati	on, Extent : Light, Area	Affected	! : 100%			
	Location: Thr	oughout The Building					
	Explanation:	Strobe Lights, Manual F	Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source Plant Campus Steam / PRV	100%	2038	* *	1				
	Other Observation, Extent: Lig	her Observation, Extent : Light, Area Affected : 100%						
	Location : Building L							
	Explanation: Steam From Por	wer House						
Distribution								
Central Plant Steam	100%	2028	\$274,700	4	\$1,300			
Piping/Pmp								
Terminal Devices								
Air Handler	50%	2023	\$114,100	1	\$5,300			
Convector/Radiator	50%	2033	* *	1	\$2,700			
Air Conditioning								
Energy Source								
District Chilled Water	70%	2038	* *	1				
	Other Observation, Extent: Lig	ht, Area Affected	: 70%					
	Location : Building L							
	Explanation : Chilled Water F	rom Power Hous	e					
Electricity	30%	2036	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2396

Mechanical		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Campus Chilled Water Split Unit	70% 30%			2031 2033	**			
	Location	ervation, E : Courtya tion : 4 Un		Affected	l : 30%			
Distribution CW & CHW Wtr Pipe/Pump	70%			2028	\$13,900	4	\$900	
No Component Terminal Devices	30%							
Air Handler/Cool/Ht Fan Coil - 2 Pipe	70% 30%			2023 2033	\$127,400 * *	1 1	\$7,400 \$1,700	
Heat Rejection Air Cooled Condenser Unit	30%			2033	* *	2	\$3,600	
No Component Ventilation	70%							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	
Exhaust Fans Interior	100%			2028	\$57,800	2	\$500	
Plumbing H/C Water Piping Brass/Copper	100%			2028	\$121,000	1		
Water Heater Electric		place Evide : Basemer	ent, Extent : Light, nt	2028 Area Aff	\$14,300	4	\$100	
Sanitary Piping Cast Iron	Location	: Basemer			** ed: 10%	1		
	Location On Extend	: Basemer led Life, Ex	evere, Area Affecte nt tent : Severe, Area out Basement		! : 100%			
Storm Drain Piping Cast Iron	Broken, E. Location	: Basemer			* *	1		
	Location On Extend	: Through led Life, Ex	evere, Area Affecte out Basement stent : Severe, Area out Basement		! : 100%			
Sump Pump(s) Submersible	100%	ough	Zusemem	2021	\$400	4	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG R - GREAT HALL

Asset #: 2396

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2038 **	1-2 \$4,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG T - MUSIC HALL

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 16,368 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$478,900	\$36,800
Interior Architecture	\$185,000	
Electrical		\$150,000
Total	\$663,800	\$186,800
Importance Code A	\$478,900	\$36,800
Importance Code B	\$142,000	\$150,000
Importance Code C	\$42,900	
Total	\$663,800	\$186,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,300			
Interior Architecture	\$20,100	\$3,900	\$1,000	\$6,200
Electrical	\$900	\$1,500	\$900	\$29,600
Mechanical	\$4,100	\$18,200	\$4,400	\$2,700
Total	\$55,500	\$23,600	\$6,300	\$38,500
Importance Code A	\$30,300			\$200
Importance Code B	\$22,900	\$23,600	\$6,000	\$38,200
Importance Code C	\$2,200		\$300	
Total	\$55,500	\$23,600	\$6,300	\$38,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

chitecture	Curre	nt Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls	000/ 37	#220 500		* *	_	#2 < 000		
Masonry: Brick	80% Now Diagonal Cracks, Location: North	\$339,500 Extent : Moderate, Ai	LIFE rea Affect		5	\$36,800		
	Jnt Mortar Miss/E	rod, Extent : Modera	te, Area A	Affected : 2%				
	Paint Peeling, Ext	And Rear Facades ent : Light, Area Affed And Rear Facades	cted : 30%	%				
Masonry: Limestone	5%		LIFE	* *	5	\$1,700		
,		dent, Extent : Light, A Facade		eted : 100%		V ,		
Masonry: Marble	15%		LIFE	* *	5	\$5,200		
•	Recent Repair Evi Location : Front	dent, Extent : Light, A Facade	rea Affec	eted : 100%				
Windows								
Wood	15%		2044	* *	5	\$5,200		
Wood	85% 2-4 Air Infiltration, Ex Location : Thro	\$83,700 tent : Moderate, Area ghout	2053 Affected	* *	5	\$14,600		
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout							
	Location : Throi	-		-				
	Split/Cracked, Ext Location : Throi	ent : Moderate, Area ghout	Affected .	: 100%				
Parapets	- 00/		• • • •		4.0	444 600		
Metal Cornice	50% 50% 2-4	¢20,200	2056	* *	10 5	\$11,600		
Wood Cornice		\$30,300	2048		3	\$20,800		
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5% Location : Perimeter Of Roof							
		ent : Moderate, Area	Affected :	15%				
Roof								
Copper/Terne	100%		2063	* *	10	\$55,600		
Soffits Masonry: Marble	100%		LIFE	* *	5			

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•		•				
Floors							
Carpet	45% 2-4 Punct/Tear/Impact De Location: Through	_	2024 ght, Area	\$161,000 a Affected : 10%	3	\$18,500	
Cast in Place Concrete	10% 4+ Cracking/Crumbling, Location: Basemen		LIFE e, Area A	* * ffected : 5%	5	\$6,000	
Ceramic Tile	5%		2037	* *	5	\$1,400	
Panel/Paver: Cer/Brk	15%		2050	* *	5	\$9,300	
Wood	10% Now Split/Cracked, Extent Location: Stair To		2043 Affected	: 25%	5	\$2,600	
Wood	15%		2056	* *	5	\$7,700	
Interior Walls	10,0					\$7,700	
Ceramic Tile	5%		2037	* *	5	\$700	
Gypsum Board	10%		LIFE	* *	5	\$800	
31	Recent Replace Evide Location : Basemen			a Affected : 100%			
Masonry: Brick	40% 2-4 Cracking/Crumbling, Location: Through		LIFE e, Area A	* * ffected : 20%			
Marble Panels	3%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$800	
Plaster	20% Now Broken/Missing Elem	\$2,200 ents, Extent : Mod	LIFE erate, Ar	* * rea Affected : 50%	5	\$800	
	Location : Auditoriu Cracking/Crumbling, Location : Auditoriu	Extent : Severe, A	rea Affeo	cted : 50%			
Wood	2%		LIFE	* *	5	\$1,100	
Ceilings							
Exposed Struc: Wood	60% 2-4 Cracking/Crumbling, Location: Through		LIFE ea Affect	* * ed : 10%			
Gypsum Board Masonry: Infill Arch	2% 5%		LIFE LIFE	* *	5	\$700	
Plaster	33% Now Broken/Missing Elem Location: Auditoria Cracking/Crumbling, Location: Auditoria	ım Extent : Moderate	LIFE erate, Ar		5	\$5,700	
Site Enclosure							
Retaining Walls							
Masonry: Brick Site Pavements	100%		2048	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							_
On-Site Walkways							
Cast in Place Concrete	90%	2	2045	* *			
Pavers/Stone	10%	2	2037	* *			

Electrical	Current Repair	Future Replacement	Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038 **	3	\$100		
	Other Observation, Extent: Mod	erate, Area Affected : 100%				
	Location: Electrical Room					
= -	Explanation : No Available Nar	neplate Ratings				
Transformers	1000/	2022 **		#100		
Dry Type	100%	2033	3	\$100		
	Other Observation, Extent: Model Location: Electrical Room	erate, Area Affected : 100%				
	Explanation: 750 Kilo-volt-am	para 1160/208/120 Volts				
Feeders	Explanation : 730 Kito-vott-am	Dere, 4100/200/120 voiis				
Cable	100%	2036 **	1			
Raceway	10070	2030	1			
Conduit	100%	2038 **	1			
Under 600 Volts	10070	2030				
Service Equipment						
Molded Case Bkrs	100%	2038 **	5	\$400		
	Other Observation, Extent : Mode	erate, Area Affected : 100%		4		
	Location: Electrical Room	00				
	Explanation : Main Service Dis	connect Switch Rated At 1200 An	nperes.			
Switchgear / Switchboard	•		•			
Molded Case Bkrs	100%	2038 **	5	\$400		
	Other Observation, Extent: Mode	erate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : 1- Vertical Sectio	n				
Raceway						
Conduit	100%	2038 **	1			
Panelboards						
Molded Case Bkrs	100%	2036 **	5	\$400		
Wiring						
Thermoplastic	100%	2038 **	1			
Motor Controllers						
Locally Mounted	100%	2033 **	5	\$100		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Electrical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	20%		2028	\$37,500	10	\$3,400	
		: And Fixtures, Extent : Mode : Hallways	rate, Are	ea Affected : 100%			
Fluorescent	60%		2028	\$112,500	10	\$10,100	
	Compact F	Fluorescent Light, Extent : Mo	oderate, 1		0%		
	Location	: Throughout The Building					
HID	5%		2028	\$6,400	10		
Incandescent	15%		2023	\$28,100	2	\$100	
Egress Lighting							
Emergency, Battery	50%		2028	\$12,600	10	\$2,200	
Exit, LED	50%		2043	* *	1		
Exterior Lighting							
HID	10%		2028	\$6,300	10		
LED	10%		2028	\$7,200			
No Component	80%						
Alarm							
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$10,100	
_	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Throughout The Building					
	Explanat	ion : Strobe Lights, Manual H	Pull Stati	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam / PRV	100%	2038	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout					
	Explanation : Steam From Power Hou	se Buildi	ing L			
Distribution						
Steam Piping/Pump	100%	2048	* *			
Terminal Devices						
Air Handler	100%	2033	* *	1	\$11,400	
Air Conditioning						
Energy Source						
District Chilled Water	100%	2038	* *	1		
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Throughout					
	Explanation : Chilled Water From Po-	ver Hous	se Building L			
Distribution						
CW & CHW Wtr	100%	2048	* *	4	\$1,400	
Pipe/Pump						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2397

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	100%	2033	* *	1	\$11,400	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,200	
Exhaust Fans						
Interior	100%	2033	* *	2	\$600	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Electric	100%	2021	\$15,500	4	\$200	
	Other Observation, Extent: Light, A	rea Affected : 100	0%			
	Location: Basement					
	Explanation: 3 Units.					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2020	\$500	4	\$500	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2038	* *	1-2	\$5,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0024.230 / 2252 Yr Built/Renovated : 1847 /

Area Sq Ft : 4,428 Project Type : CULTURAL AFFAIRS

Date of Survey : 19-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,att

Block : 76 Lot : 200 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$309,800	
Interior Architecture	\$83,000	
Total	\$392,800	
Importance Code A	\$309,800	
Importance Code B	\$83,000	
Total	\$392.800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$21,500		
Interior Architecture	\$64,900	\$200	\$200	
Electrical	\$200	\$300	\$300	\$20,200
Mechanical	\$32,000	\$600	\$500	\$3,000
Total	\$97,100	\$22,600	\$1,000	\$23,200
Importance Code A	\$400	\$21,900	\$400	\$500
Importance Code B	\$71,900	\$600	\$400	\$22,700
Importance Code C	\$24,800		\$200	
Total	\$97,100	\$22,600	\$1,000	\$23,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

rchitecture	Current Repair	Future Replacement	Ma	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	95% Now \$126,700 Cracking/Crumbling, Extent: Light, Ar	LIFE **	5	\$13,700	
	Location : Throughout Jnt Mortar Miss/Erod, Extent : Light, A				
	Location: Throughout				
Masonry: Fieldstone	5%	LIFE **	5	\$500	
Windows	1000/ N \$70,100	2052 **	5	¢12 200	1
Wood	100% Now \$70,100 Broken/Missing Elements, Extent: Seve Location: Throughout	ere, Area Affected : 100%	5	\$12,200	1
	Deteriorated Finish, Extent: Severe, Ar	rea Affected : 100%			
	Location: Throughout	1 1000/			
	Thermally Inefficient, Extent : Severe, A Location : Throughout	Area Affected : 100%			
Parapets	1000/ 2.4 0.0 500	2050	~	#16.600	
Wood Cornice	100% 2-4 \$60,500 Dry Rot/Decay, Extent : Moderate, Area Location : Througout	2058 ** a Affected : 50%	5	\$16,600	
Roof	1000/	20/11 **	10	¢21.500	
Metal Panel Soffits	100%	2041 **	10	\$21,500	
Wood	100% Now \$52,400 Dry Rot/Decay, Extent : Moderate, Area Location : Entrance Way	2041 ** a Affected : 5%	5	\$4,100	
	Other Observation, Extent: Severe, Are Location: Entrance Way Explanation: Wood Structural Suppo	-	Danger O	of Collapsing	
erior	•	<u> </u>			
Floors					
Carpet	5%	2027 \$4,000	3	\$500	
Cast in Place Concrete	10% Now \$6,600 Cracking/Crumbling, Extent : Severe, A Location : Basement	LIFE ** area Affected : 100%	5	\$1,400	
Ceramic Tile	5% 4+ \$100 Cracking/Crumbling, Extent : Moderate Location : 2nd Floor	2037 ** e, Area Affected : 2%	5	\$200	
Wood	80% 2-4 \$33,400 Deteriorated Finish, Extent: Moderate, Location: Throughout	2043 ** Area Affected : 75%	5	\$4,600	
Interior Walls					
Ceramic Tile	5%	2037 **	5	\$400	
Plaster	95% Now \$24,800 Cracking/Crumbling, Extent: Severe, A Location: Throughout	LIFE ** area Affected : 50%	5	\$2,300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100%	Now	\$83,000	LIFE	* *	5	\$3,900	
	Cracking/	Crumbling, E	xtent : Severe, A	rea Affec	cted : 100%			
	Location	: Throughou	t					
Site Pavements								
On-Site Walkways								
Pavers/Stone	100%			2031	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,500	5	\$100	
	Other Observation, Extent : Moderat	e, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : No Available Namepl	ate Rating C	apacity			
Raceway						
Conduit	100%	2028	\$3,800	1		
Panelboards						
Molded Case Bkrs	100%	2027	\$7,600	5	\$100	
Wiring						
Thermoplastic	100%	2028	\$8,300	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	40%	2023	\$3,700	10	\$1,500	
	Compact Fluorescent Light, Extent:	Moderate, Ai	rea Affected : 100	0%		
	Location: Basement					
Incandescent	60%	2023	\$13,200	2	\$100	
Exterior Lighting						
Incandescent	10%	2023	\$1,400	2		
No Component	90%					
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$2,700	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Throughout The Building	3				
	Explanation : Smoke Detector, Man	ual Pull Stat	ions, Alarm Bells	, Strobe	Lights And Horns	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN BLDG X - GOVERNORS HOUSE

Asset #: 2252

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Natural Gas	100%			2038	* *	1		
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$4,100	
			xtent : Light, Area	Affected	!: 100%			
	Location	: Basemen	t					
	Explanat	ion : 1 Uni	it .					
Distribution								
Steam Piping/Pump	100%			2028	\$17,500			
Terminal Devices								
Convector/Radiator	100%	0-2	\$21,200	2048	* *	1	\$1,200	
		-	tent : Severe, Area	Affected	l : 100%			
		: Through						
			xtent : Severe, Are	a Affecte	ed : 100%			
		: Through						
	Explanat	ion : Obso	lete Units					
lumbing								
H/C Water Piping	100/			2020	#11 000			
Brass/Copper	40%	0.0	#10.400	2028	\$11,800 * *	1		
Galvanized Steel	60%	0-2	\$10,400	2048		1		
		-	tent : Severe, Area	Affectea	t : 00%			
XX	ьосапоп	: Through	Ош					
Water Heater	1000/			2022	¢2.400	2	¢100	
Gas Fired	100%			2023	\$2,400	2	\$100	
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	7. 7.	1		
Fixtures	100%							
Generic		ion Extern	t · Modorata A ====	Affacts 1	. 100%			
		vice, Extent : 1st And 2	t : Moderate, Area	Ајјестеа	. 100%			
				mag Affa	atad : 1000/			
		: Through	tent : Moderate, A	геи Ајјес	nea : 100%			
	Location	. Inrough	Oui					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 2,664 Project Type : CULTURAL AFFAIRS

Date of Survey : 19-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,800			\$6,600
Interior Architecture	\$15,300			
Electrical	\$14,900	\$200	\$100	\$10,900
Mechanical	\$300	\$300	\$300	\$300
Total	\$34,200	\$500	\$500	\$17,900
Importance Code A	\$4,000	\$200	\$200	\$6,900
Importance Code B	\$26,600	\$300	\$200	\$11,000
Importance Code C	\$3,700			
Total	\$34,200	\$500	\$500	\$17,900



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	92%		LIFE	* *	5	\$4,400	
Masonry: Limestone	2%		LIFE	* *	5	\$100	
Slate Panels	1%		LIFE	* *	5	¢1 200	
Wood Windows	5%		2033		5	\$1,200	
Wood	100% 2-4 Broken/Missing I Location : Thro	Elements, Extent : Ligh	2044 at, Area Ą	* * ffected : 10%	5	\$6,600	
Parapets							
Wood Cornice	100%		2048	* *	5-10	\$13,700	
Roof							
Modified Bitumen	10%		2028	\$8,500 * *	10	\$600	
Slate	50%		LIFE	* *			
Not Accessible Soffits	40%						
Wood	100%		2041	* *	5		
Interior	10070		2041				
Floors							
Cast in Place Concrete	8% 4+ Cracking/Crumb Location: Thre	ling, Extent : Light, Ar	LIFE ea Affecte	* * ed : 10%	5	\$600	
Ceramic Tile	5% 4+ Broken/Missing I Location: Bath	Elements, Extent : Ligh	2037 at, Area Ą	* * ffected : 5%	5	\$100	
Vinyl Tile	2% 4+ Cracking/Crumb Location: Three	ling, Extent : Severe, A	2038 Area Affec	* * rted : 100%	3		
Wood	85% 4+ Broken/Missing I Location : Thro	Elements, Extent : Ligh	2056 nt, Area Ą	* * ffected : 10%	5	\$2,800	
Interior Walls							
Masonry: Brick	20% 4+ Cracking/Crumb Location : Thre	ling, Extent : Light, Ar	LIFE ea Affecte	* * ed : 10%			
Plaster	80% 4+ Cracking/Crumb Location : Thro	ling, Extent : Light, Ar	LIFE ea Affecte	* * ed : 10%	5	\$800	
Ceilings							
Plaster	100% 4+ Water Penetration Location : 2nd	on, Extent : Light, Area	LIFE Affected	* * : 2%	5	\$2,200	
Site Pavements							
On-Site Walkways Pavers/Stone	100%		2037	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2048	**	5		
		vation, Extent : Light, Area	Affected	! : 100%			
	Location:		. G 1	D . 14.2004			
Transformers	Explanatio	n : Main Service Disconne	ct Switch	Ratea At 200 Amp	eres.		
Dry Type	100%		2041	* *	5		
Dry Type		vation, Extent : Light, Area		· 100%	3		
	Location :	-	11990000	. 100,0			
		n : One 75 Kva 480-208/12	20 V				
Switchgear / Switchboard	r						
Molded Case Bkrs	100%		2048	* *	5	\$100	
Raceway							
Conduit	60%		2028	\$2,300	1		
Conduit	40%		2048	* *	1		
Panelboards							
Fused Disc Sw	30%		2044	* *	5		
Molded Case Bkrs	70%		2044	* *	5	\$100	
Wiring							
Braided Cloth	60%	2-4 \$5,000	2053	* *	1		
		ged, Extent : Moderate, Are	ea Affecte	ed : 100%			
		Throughout					
Thermoplastic	40%		2048	* *	1		
Ground							
Grounding Devices	1000/	2.4 00.700	LIDE	* *	-		
Generic	100%	2-4 \$9,700	LIFE		5		
	Location :	vation, Extent : Moderate,	Агеа Ајје	естеа : 100%			
		n : Corroded					
Lighting	Ехринино	n . Corroaea					
Interior Lighting							
Fluorescent	5%		2028	\$300	10	\$100	
1100100000		And Fixtures, Extent : Mod				Ψ100	
	Location :			55			
Fluorescent	15%		2028	\$800	10	\$300	
Tactoboom		uorescent Light, Extent : Mo				Ψ500	
	Location :	_	ŕ				
Incandescent	80%		2023	\$9,900	2		
Exterior Lighting	0070		2023	Ψ,,,,,			
Incandescent	10%		2023	\$900	2		
No Component	90%		7-0	4.30	-		
Alarm							

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN COTTAGE 2

Asset #: 2398

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
Generic, Digital	100%	2033 **	1-3	\$1,600	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Throughout The Building				
	Explanation: Strobe Lights, Manual F	Pull Stations, Alarm Bells,	Smoke De	etectors, And	
	Horns	,		,	

Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Steam Boiler	100%	2033	* *	1	\$2,300	
	Other Observation, Extent: Light,	Area Affected : I	100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2028	\$9,800			
Terminal Devices						
Convector/Radiator	100%	2041	* *	1	\$800	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2028	\$16,500	1		
Water Heater						
Gas Fired	100%	2026	\$1,300	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Address : 1000 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 8,084 Project Type : CULTURAL AFFAIRS

Date of Survey : 18-Jul-2017 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,mez

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$93,200
Mechanical	\$128,700	\$121,700
Site Pavements	\$45,600	
Total	\$174,400	\$214,800
Importance Code B	\$128,700	\$214,800
Importance Code C	\$45,600	
Total	\$174,400	\$214.800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$59,500			
Interior Architecture	\$115,500	\$400	\$500	\$4,700
Electrical	\$5,900	\$600	\$700	\$24,300
Mechanical	\$1,200	\$900	\$1,800	\$27,400
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$191,000	\$5,900	\$6,900	\$60,400
Importance Code A	\$59,700	\$100	\$200	\$200
Importance Code B	\$124,700	\$5,500	\$6,700	\$60,200
Importance Code C	\$6,600	\$300		
Total	\$191,000	\$5,900	\$6,900	\$60,400



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Current Re	epair	Futur	e Replacement	ncement Maintenance				
% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
				_				
				5	\$11,300			
_		ectea : 00	0%					
		20%						
		2070						
		2022	* *	5	\$1.500			
	•		. 25%	3	\$1,500			
_								
Location : Tower		33						
98%		2044	* *	5	\$21,400			
2% Now	\$1,400	2053	* *	5	\$200			
Broken/Missing Elements, Extent: Moderate, Area Affected: 50%								
Location: Tower								
	Are Actually Woo	d Louver	·c					
Explanation . These I	Tre riciautiy woo	a Louver						
98% Now	\$20,100	2038	* *	5	\$25,300			
			ed : 20%	-	+ ,			
Paint Peeling, Extent:	Severe, Area Aff	ected : 50	0%					
Location : Throughou	ıt							
_		ected : 13	5%					
Location : Throughou	ıt							
2% Now	\$1,500	2033	* *	5	\$600	1		
Broken/Missing Elemen	nts, Extent : Seve	re, Area I	Affected : 50%					
Location: Tower								
	Extent : Severe, A	Area Affe	cted : 25%					
	Moderate, Area	Affected .	: 25%					
Location : Tower								
1000/ N	014100	2056	* *					
100% Now Water Penetration, Ext	\$14,100 Fent : Moderate A	2056 Vrea Affe						
	95% 4+ Paint Peeling, Extent: Location: Exterior W Spalling, Extent: Light Location: Throughout 5% 4+ Paint Peeling, Extent: Location: Tower Split/Cracked, Extent: Location: Tower 98% 2% Now Broken/Missing Element Location: Tower Paint Peeling, Extent: Location: Tower Other Observation, Extent: Location: Tower Explanation: These of 98% Now Deteriorated Finish, E. Location: Throughout Paint Peeling, Extent: Location: Throughout Split/Cracked, Extent: Location: Throughout Through	95% 4+ \$19,000 Paint Peeling, Extent: Severe, Area Afficaction: Exterior Walls Spalling, Extent: Light, Area Affected: Location: Throughout 5% 4+ \$3,500 Paint Peeling, Extent: Moderate, Area Location: Tower Split/Cracked, Extent: Moderate, Area Location: Tower 98% 2% Now \$1,400 Broken/Missing Elements, Extent: Moderate, Area Location: Tower Paint Peeling, Extent: Moderate, Area Location: Tower Other Observation, Extent: Moderate, Area Location: Tower Other Observation, Extent: Moderate, Area Location: Tower Explanation: These Are Actually Wood 98% Now \$20,100 Deteriorated Finish, Extent: Severe, Area Afficaction: Throughout Paint Peeling, Extent: Severe, Area Afficaction: Throughout Split/Cracked, Extent: Severe, Area Afficaction: Throughout 2% Now \$1,500 Broken/Missing Elements, Extent: Severe, Area Location: Tower Location: Tower Location: Tower Split/Cracked, Extent: Moderate, Area Location: Tower	95% 4+ \$19,000 LIFE Paint Peeling, Extent: Severe, Area Affected: 60 Location: Exterior Walls Spalling, Extent: Light, Area Affected: 20% Location: Throughout 5% 4+ \$3,500 2033 Paint Peeling, Extent: Moderate, Area Affected: Location: Tower Split/Cracked, Extent: Moderate, Area Affected: Location: Tower 98% 2044 2% Now \$1,400 2053 Broken/Missing Elements, Extent: Moderate, Area Affected: Location: Tower Paint Peeling, Extent: Moderate, Area Affected: Location: Tower Other Observation, Extent: Moderate, Area Affected: Location: Tower 98% Now \$20,100 2038 Deteriorated Finish, Extent: Severe, Area Affected: Location: Throughout Paint Peeling, Extent: Severe, Area Affected: 50 Location: Throughout Split/Cracked, Extent: Severe, Area Affected: 15 Location: Throughout 2% Now \$1,500 2033 Broken/Missing Elements, Extent: Severe, Area Affected: 15 Location: Tower Location: Tower Location: Tower Location: Tower Location: Tower Location: Tower Split/Cracked, Extent: Severe, Area Affected: 15 Location: Tower Location: Tower Location: Tower Split/Cracked, Extent: Moderate, Area Affected: 15 Location: Tower	95% 4+ \$19,000 LIFE ** Paint Peeling, Extent: Severe, Area Affected: 60% Location: Exterior Walls Spalling, Extent: Light, Area Affected: 20% Location: Throughout 5% 4+ \$3,500 2033 ** Paint Peeling, Extent: Moderate, Area Affected: 25% Location: Tower Split/Cracked, Extent: Moderate, Area Affected: 15% Location: Tower 98% 2044 ** 2% Now \$1,400 2053 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 50% Location: Tower 98th Peeling, Extent: Moderate, Area Affected: 50% Location: Tower Other Observation, Extent: Moderate, Area Affected: 100% Location: Tower 98% Now \$20,100 2038 ** Deteriorated Finish, Extent: Severe, Area Affected: 20% Location: Throughout Paint Peeling, Extent: Severe, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Severe, Area Affected: 50% Location: Throughout 2% Now \$1,500 2033 ** 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 Split/Cracked, Extent: Severe, Area Affected: 25% Location: Tower Split/Cracked, Extent: Moderate, Area Affected: 25% Location: Tower	% of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Sof Fail Date Estimated Cost FY Estimated Cost Cycle Estimated Cost FY Cycle Cycle		

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Architecture		Current F	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	75%	0-2	\$107,900	2030	* *	3	\$11,400	
		r/Impact D : Through		vere, Ar	ea Affected : 100%			
Ceramic Tile	10%			2037	* *	5	\$1,000	
Vinyl Tile	5%			2033	* *	3	\$200	
Wood	10%			2043	* *	5	\$1,900	
Interior Walls								
Ceramic Tile	10%			2031	* *	5	\$700	
Gypsum Board	30%			LIFE	* *	5	\$1,200	
Plaster	55%	Now	\$1,700	LIFE	* *	5	\$1,100	
		etration, E : Through	xtent : Moderate, A out	Area Affe	ected : 10%			
Wood	5%			LIFE	* *	5	\$1,400	
Ceilings								
AcousTileConcealSpLn	Cracking/	0-2 Crumbling, : Basemen	\$1,800 Extent : Moderate t	2041 , Area A	* * ffected : 20%	5	\$600	
Gypsum Board	35%			LIFE	* *	5	\$4,400	
Plaster		Now	\$4,100	LIFE	* *	5	\$3,500	
1.000	Paint Peel Location	_	: Moderate, Area	Affected	: 5%		. ,	
		etration, E : Through	xtent : Moderate, A out	Area Affe	ected : 10%			
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%			2038	* *			
Site Pavements On-Site Walkways								
Masonry: Granite		4+ r Miss/Erod : Front En	\$5,000 l, Extent : Moderat strance	LIFE te, Area	* * Affected : 40%			
Pavers/Stone		0-2 Crumbling, : Various	\$45,600 Extent : Severe, A	2041 rea Affe	* * cted : 60%			

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2038 **	5	\$200	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room				
	Explanation : No Available Nameplate	Rating Capacity			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Electrical	Current Repair	urrent Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Mode Location : Electrical Room Explanation : 45 Kya 480-208/1		* * 1 : 100%	5			
Raceway	-						
Conduit	100%	2038	* *	1			
Panelboards	1000/	2026	* *	_	Ф200		
Molded Case Bkrs	100%	2036	* *	5	\$200		
Wiring Thermoplastic	100%	2038	* *	1			
Motor Controllers	10070	2036		1			
Locally Mounted	100%	2033	* *	5	\$100		
Ground					*		
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting Fluorescent	20%	2028	\$2.200	10	¢1 200		
Fluorescent	T-8 Lamps And Fixtures, Extent : Location : Basement		\$3,300 ffected : 100%	10	\$1,200		
Fluorescent	30% Compact Fluorescent Light, Exten	2028 nt : Moderate, Area	\$4,900 a Affected : 100	10	\$1,900		
	Location : Basement	,	55				
Incandescent	45%	2023	\$17,700	2	\$100		
LED	5%	2028	\$6,600				
Egress Lighting							
Emergency, Battery	50%	2028	\$5,100	10	\$800		
Exit, Service	50%	2028	\$1,000	1			
Exterior Lighting Fluorescent	20%	2023	\$5,800	10	\$100		
Fluorescent	Compact Fluorescent Light, Exter Location : Front Only		\$5,800 a Affected : 100	10	\$100		
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	Other Observation, Extent : Sever Location : Hallways	400 2038 re, Area Affected :	**	1	\$500		
F'/G 1. D /	Explanation: Not Functional						
Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent: Mode Location: Throughout The Build Explanation: Strobe Lights, Ma	ding		1-3	\$5,000		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Mechanical	Current Repair Future Replacement Maintenance					aintenance		
System	% of	Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 111	
Туре		•			. /			
Heating Sauras								
Energy Source Plant Campus Steam /	75%		2038	* *	1			
PRV	1370		2038		1			
1 KV	Other Ob	servation, Extent : Light, Area	Affected	! : 75%				
		ı : Building L	55					
		tion : Steam From Power Hou	ise					
Electricity	25%		2038	* *	1			
Conversion Equipment								
HTHW/HW Exchanger	75%		2031	* *	2	\$300		
S		servation, Extent : Light, Area	Affected	! : 75%				
	Location	ı : Basement						
	Explana	tion: 1 Unit						
Radiant Heater	25%		2028	\$31,300	2	\$800		
Distribution								
Hot Wtr Piping/Pump	75%		2036	* *	4	\$400		
No Component	25%							
Terminal Devices								
Air Handler	50%		2023	\$49,600	1	\$2,100		
Convector/Radiator	25%		2026	\$9,400	1	\$600		
No Component	25%							
Air Conditioning								
Energy Source District Chilled Water	100%		2038	* *	1			
District Chilled Water		servation, Extent : Light, Area			1			
		ı : Building L	Пуссиси	. 10070				
		tion : Chilled Water From Po	wer Hou	se				
Distribution								
CW & CHW Wtr	100%		2038	* *	4	\$300		
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	100%		2023	\$79,100	1	\$4,200		
Ventilation			_					
Distribution	ما ما				. -			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,800		
Exhaust Fans	1000/		2022	Φ25 100	2	#200		
Interior	100%		2023	\$25,100	2	\$200		
Plumbing H/C Water Pining								
H/C Water Piping Brass/Copper	100%		2028	\$52,600	1			
Water Heater	100/0		2020	\$32,000	1			
Not Accessible	100%							
Sanitary Piping	100/0							
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2023	\$1,300	4	\$200		
Fixtures								
Generic	100%							
				•				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 SNUG HARBOR CULT CNTR/ BOTN GDN VETERANS MEMORIAL HALL

Asset #: 2657

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected : 10	00%			
	Location: Basement To 1st Floor	r				
	Explanation : One Handicap Uni	t Has Been Out O	f Service For 3	Years.		
Fire Suppression						
Sprinkler						
Generic	100%	2028	\$69,100	1-2	\$1,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN IS INST ARTS AND SCIENCES BUILDING A

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 24,448 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Floors 1,2,Att

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$52,800	
Total	\$52,800	
Importance Code B	\$52,800	
Total	\$52,800	

Total	\$125,100	\$9,000	\$110,000	\$11,700
Importance Code C	\$42,700			\$900
Importance Code B	\$47,700	\$9,000	\$36,300	\$10,800
Importance Code A	\$34,700		\$73,800	
Total	\$125,100	\$9,000	\$110,000	\$11,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$8,000			
Mechanical	\$13,500	\$4,200	\$7,800	\$5,200
Electrical	\$1,000	\$800	\$700	\$700
Interior Architecture	\$65,300		\$25,300	\$1,900
Exterior Architecture	\$33,200		\$72,300	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset # : 2400

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	75%		LIFE	* *	5	\$53,200	
Masonry: Granite	5%		LIFE	* *	5	\$2,700	
Masonry: Limestone	20%		LIFE	* *	5	\$10,600	
Windows	4000/				_	4.0.4.0	
Wood	100%		2037	* *	5	\$69,100	
Parapets	100/		20.42	יט יט	5 10	06.700	
Metal Rail	10%		2042	* *	5-10	\$6,500	
No Component	90%						
Roof Metal Panel	98%		2042	* *	10	\$33,800	
Metal Panel		ervation, Extent : Moderate,			10	\$33,000	
		: Throughout	лгей лује	ссіви . 10070			
		tion : Lead Coated					
Skylight, Metal/Glass	2%	.on i Beau Couleu	2049	* *	10	\$1,300	
Soffits	270		2047		10	\$1,500	
Masonry: Limestone	100%		LIFE	* *	5		
Interior	10070		LII L				
Floors							
Carpet	5%		2028	\$24,200	3	\$2,800	
Cast in Place Concrete	15%		LIFE	* *	5	\$24,400	
Ceramic Tile	5%		2038	* *	5	\$1,900	
Sheet Vinyl/Rubber	5%		2034	* *	5	\$2,800	
Wood	70%		2057	* *	5	\$48,700	
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$1,900	
Glass: Single Pane	5%		LIFE	* *	5	\$2,800	
Gypsum Board	70%		LIFE	* *	5-10	\$45,000	
Plaster	20%		LIFE	* *	5-10	\$6,400	
Ceilings	100/		LIEE	* *	1.0	Φ 7 400	
Exposed Struc: Steel	10%		LIFE	**	10	\$7,400	
Gypsum Board	65%		LIFE	* *	5-10	\$83,000	
Metal Panel Plaster	15% 10%		LIFE LIFE	* *	5 5-10	\$13,900 \$6,400	
	1070		LIFE		3-10	\$0,400	
Site Enclosure Retaining Walls							
Masonry: Brick	100%		2049	* *			
Site Pavements	10070		2017				
On-Site Walkways							
Cast in Place Concrete	15%		2042	* *			
Masonry: Granite	25%		LIFE	* *			
Pavers/Stone	60%	Now \$8,000	2032	* *			
		Crumbling, Extent : Moderat	e, Area Ą	ffected : 10%			
<u> </u>	Location	: Throughout					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

System Component Type Under 600 Volts Service Equipment Fused Disc Sw 100%	\$100 \$600	Priority
Service Equipment Fused Disc Sw 100% 2059 ** 5 Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Basement Explanation: One 2000 Ampere Main Disconnect Switch Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway		
Fused Disc Sw 100% 2059 ** 5 Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Basement Explanation: One 2000 Ampere Main Disconnect Switch Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway		
Other Observation, Extent: Light, Area Affected: 100% Location: Electrical Room Basement Explanation: One 2000 Ampere Main Disconnect Switch Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway		
Location: Electrical Room Basement Explanation: One 2000 Ampere Main Disconnect Switch Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway	\$600	
Explanation : One 2000 Ampere Main Disconnect Switch Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway	\$600	
Switchgear / Switchboard Molded Case Bkrs 100% 2059 ** 5 Raceway	\$600	
Molded Case Bkrs 100% 2059 ** 5 Raceway	\$600	
Raceway	\$000	
Panelboards		
Fused Disc Sw 5% 2054 ** 5		
Molded Case Bkrs 95% 2054 ** 5	\$600	
Wiring	Ψ000	
Thermoplastic 100% 2059 ** 1		
Motor Controllers		
Locally Mounted 50% 2049 ** 5	\$100	
Variable Frequency 50% 2049 **	•	
Drive		
Ground		
Grounding Devices		
Generic 100% LIFE ** 5	\$700	
Lighting		
Interior Lighting		
Fluorescent 70% 2039 ** 10	\$15,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building		
LED 30% 2039 **		
Egress Lighting		
Emergency, Battery 50% 2039 ** 10	\$3,000	
Exit, LED 40% 2069 ** 1	42,000	
Exit, Service 10% 2039 ** 1		
Exterior Lighting		
LED 100% 2039 **		
Alarm		
Security System		
No Component 70%		
Generic 30% 2039 ** 1	\$2,700	
Fire/Smoke Detection		
No Component 70%		
Generic, Digital 30% 2039 ** 1-3	\$4,500	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Mechanical		Current Repair	Future Replacement		nt Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Electricity	100%		2059	* *	1			
Conversion Equipment								
Heat Pump Air Sourced	100%		2034	* *	2	\$7,600		
Distribution								
Hot Wtr Piping/Pump	100%		2054	* *	4	\$1,200		
Terminal Devices								
Air Handler	85%		2039	* *	1	\$12,900		
Fan Coil Unit/Heat	15%		2039	* *	1	\$1,200		
Air Conditioning								
Energy Source								
Electricity	100%		2054	* *	1			
Conversion Equipment								
Heat Pump Air Sourced	100%		2034	* *	2	\$1,500		
Distribution	100,0					Ψ1,000		
CW & CHW Wtr	100%		2059	* *	4	\$1,200		
Pipe/Pump	10070		2037		•	Ψ1,200		
Terminal Devices								
Air Handler/Cool/Ht	100%		2039	* *	1	\$15,100		
Ventilation	10070		2037		1	\$15,100		
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,600		
Exhaust Fans	10070		LIFE		2-3	\$21,000		
Interior	1000/		2020	* *	2	\$200		
	100%		2039			\$800		
Plumbing								
H/C Water Piping	1000/		2050	* *	1			
Brass/Copper	100%		2059	~ ~ ~	1			
Water Heater	4000/		• • • •	4.0		4.00		
Electric	100%		2029	\$20,600	4	\$200		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Submersible	100%		2024	\$800	4	\$800		
Sewage Ejector(s)								
Electric	100%		2039	* *	4	\$1,000		
Backflow Preventer								
Generic	100%		2039	* *	1	\$1,500		
Fixtures						. ,		
Generic	100%							
Vertical Transport	100/0							
Elevators								
Geared Traction	100%		LIFE	* *				
		ervation, Extent : Light, Area						
		ervation, Extent . Light, Area : Cellar To The Third Floor	пунства	. 100/0				
	<i>Expianal</i>	tion : 1 Unit						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING A

Asset #: 2400

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2059 **	1-2 \$6,900	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN IS INST ARTS AND SCIENCES BUILDING B

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0028.020 / 2401 Yr Built/Renovated : 1840 /

Area Sq Ft : 22,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 24-Jun-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$464,100	
Interior Architecture	\$1,917,500	
Electrical	\$277,100	
Total	\$2,658,800	
Importance Code A	\$464,100	
Importance Code B	\$1,910,400	
Importance Code C	\$284,300	
Total	\$2,658,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$31,300		
Interior Architecture				
Electrical	\$83,200		\$100	
Total	\$83,200	\$31,300	\$100	
Importance Code A		\$31,300		
Importance Code B	\$83,200		\$100	
Importance Code C				
Total	\$83,200	\$31,300	\$100	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING B

Asset #: 2401

Architecture	Current Repair Future Replacement				M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls			***			_		
Masonry: Brick	Staining/L	Now Discoloring, e: Through	\$90,300 Extent : Moderate out	LIFE e, Area Ą	* * ffected : 20%	5	\$29,300	
Masonry: Granite	Jnt Morta	Now r Miss/Eroc : Entrance	\$66,400 d, Extent : Severe, A e Steps	LIFE Area Affe	* * ected : 100%	5	\$1,400	
Masonry: Limestone	Jnt Morta Location Worn/Ero	: Front Fa	: Moderate, Area			5	\$4,100	
Windows Wood	100%			2041	* *	5	\$62,500	
Parapets Metal Cornice	Staining/L Location Water Pen	: North Ar netration, E	\$43,800 Extent: Moderate ad South Sides xtent: Moderate, A d South Sides		-			
Roof Metal Panel	Gut/DS No Location	: South Sid	\$59,500 iss, Extent : Moder de Extent : Moderate, 1					
		: Through tion : Lead						
Skylight, Metal/Glass	5%			2045	* *	10	\$3,600	
terior								
Floors Wood	Broken/M Location Dry Rot/D Location Water Pen	: Through Pecay, Exten : Through	nt : Severe, Area A out extent : Severe, Are	ffected :	50%	5	\$27,600	
Interior Walls Plaster	Broken/M	Now issing Elem : Through	\$284,300 vents, Extent : Seve out	LIFE re, Area	* * Affected : 100%	5	\$10,400	
Ceilings Plaster	Broken/M	Now issing Elem	\$394,400 ents, Extent : Seve	LIFE re, Area	* * Affected : 100%	5	\$18,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES BUILDING B

Asset #: 2401

Electrical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100% 0-2	\$32,000	2055	* *	1		
	Corroded, Extent: Sev	vere, Area Affecte	d: 100%				
	Location: Througho	ut					
Panelboards							_
Fused Toggle Switch	100% 0-2	\$22,900	2050	* *	5	\$300	
	Enclosure Corroded, I Location: Througho		rea Affect	ed : 100%			
Wiring							
Braided Cloth	100% 0-2	\$28,300	2050	* *	1		
	Insulation Aged, Exten	it : Severe, Area A	ffected :	100%			
	Location : Througho	ut					
Lighting							
Interior Lighting							
Incandescent	100% 0-2	\$277,100	2035	* *	2	\$400	
	Inadequate Lighting L	evel, Extent : Seve	ere, Area .	Affected : 100%			
	Location : Througho	ut					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Address : 75 STUYVESANT PLACE @ WALL ST.

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 23,300 Project Type : CULTURAL AFFAIRS

Date of Survey : 09-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 9 Lot : 1 BIN : 5000088

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$251,100
Mechanical		\$927,800
Total		\$1,178,800
Importance Code B		\$1,178,800
Total		\$1,178,800

10tal \$1,178,800

\$236,100 \$111,400 \$96,800 \$27,900	\$11,800 \$2,500 \$9,400	\$2,300 \$2,600 \$29,700	\$13,000 \$2,500 \$10,500
\$111,400	\$2,500	\$2,600	\$2,500
,	,	,	ŕ
\$236,100	\$11,800	\$32,300	\$13,000
\$3,900	\$3,900	\$3,900	\$3,900
\$1,000			
\$6,200			
\$11,100	\$7,600	\$11,300	\$7,000
\$24,700	\$300	\$400	\$500
\$80,200		\$16,600	\$1,500
\$108,900			
FY 2020	FY 2021	FY 2022	FY 2023
	\$108,900 \$80,200 \$24,700 \$11,100 \$6,200	\$108,900 \$80,200 \$24,700 \$11,100 \$6,200	\$108,900 \$80,200 \$24,700 \$11,100 \$6,200 \$11,300 \$11,300



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

rchitecture		Current R	epair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•				
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$54,600	
			: Light, Area Affe	cted : 5%	ó			
	Location	: Througho	put					
Masonry: Brick Cavity	10%			LIFE	* *	5	\$7,300	
Masonry: Limestone	5%			LIFE	* *	5	\$2,700	
Window Wall	10%		\$17,900	2049	* *	5	\$6,800	
		_	ents, Extent : Mod And Trim On 3rd		ea Affected : 10%			
Windows								
Aluminum		Now	\$30,200	2045	* *	5	\$3,500	
		etration, Ex : At Stairs	tent : Moderate, 1	Area Affe	cted : 10%			
Parapets								
Masonry: Limestone	15%			LIFE	* *	5-10	\$9,000	
	_	Discoloring, : Througho	Extent : Light, Ar out	ea Affect	ed : 25%			
No Component	85%							
Roof								
Copper/Terne	10%			2044	* *	10	\$6,800	
Single Ply Membrane	15%			2034	* *	10	\$4,100	
Slate	75%			LIFE	* *	10	\$20,400	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
erior Floors								
Carpet	60%			2028	\$305,400	3	\$35,200	
Carper	Staining/L	Discoloring, : Basement	Extent : Light, Ar			3	Ψ35,200	
Cast in Place Concrete	15%			LIFE	* *	5	\$25,600	
Ceramic Tile	2%			2038	* *	5	\$800	
Vinyl Tile	23%	0-2	\$3,900	2034	* *	3	\$3,400	
v myr rne			: Moderate, Area		: 25%	5	ψ3,100	
		: Basement		33				
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,000	
Gypsum Board	40%			LIFE	* *	5-10	\$25,800	
Masonry: Brick	5%			LIFE	* *	10	\$600	
Plaster	45%	Now	\$7,000	LIFE	* *	5	\$5,100	
	Cracking/	Crumbling,	Extent : Moderate	e, Area Aj	ffected : 10%		-	
			ound Windows					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2042	* *	5	\$9,800	
Exposed Struc: Steel	10%			LIFE	* *	10	\$7,800	
Gypsum Board	15%			LIFE	* *	5-10	\$20,100	
Plaster	40%			LIFE	* *	5-10	\$26,900	
Plywood/Hardboard	10%			2039	* *	1		
Site Enclosure								
Fence/Gates								
Chain Link	38%			2049	* *			
Iron Picket	55%			2049	* *			
Masonry: Brick		Now	\$1,100	2039	* *			
	_	Crumbling, : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
Masonry: Brick	1%			2059	* *			
Wood	2%			2027	\$900			
Retaining Walls					4, 4,			
Concrete Masonry Unit	50%			2049	* *			
Masonry: Brick		Now	\$5,100	2039	* *			
	Cracking/	Crumbling,	Extent : Moderate de Of Property		ffected : 10%			
Masonry: Brick	14%			2059	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	9%	Now	\$1,000	2042	* *			
		Crumbling, : North Sid	Extent : Moderate de Steps	, Area Ą	ffected : 10%			
Cast in Place Concrete	1%		-	2049	* *			
Pavers/Stone	90%			2032	* *			
Parking/Driveway	2070							
Pavers/Stone	100%			2032	* *			
Tarella Stolle		ervation. E	Extent : Light, Area		! : 100%			
			e Of Property	33				
		tion : Grave						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2029 \$21,200	5 \$100	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Electrical Room Basement			
	Explanation: One 400 Ampere Main	Disconnect Switch		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$33,300	5	\$600	
Raceway	-0.4			• • • •	* *			
Conduit	5%			2039		1		
Conduit	95%			2029	\$30,400	1		
Panelboards	7 0 /			2020	01 100	_		
Fused Disc Sw	5%			2028	\$1,100 * *	5	#100	
Molded Case Bkrs	10%			2037		5	\$100	
Molded Case Bkrs	85%			2028	\$19,400	5	\$500	
Wiring	0.50/	2.4	#24.100	2054	* *			
Braided Cloth	85%	2-4	\$24,100	2054		1		
			nt : Moderate, Are	a Affecte	ed: 100%			
		: Inrough	out The Building					
Thermoplastic	15%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$57,300	5	\$200	
Ground								
Grounding Devices						_		
Generic	100%			LIFE	* *	5	\$700	
Lighting								
Interior Lighting	400/				ماد ماد	4.0	40.000	
Fluorescent	40%			2034	**	10	\$9,600	
	_		res, Extent : Light,	Area Af	fected : 100%			
		: Office Ar	reas					
Incandescent	60%			2024	\$193,800	2	\$400	
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	\$3,200	
Exit, Service	40%			2034	* *	1		
Exit, Service	10%			2024	\$700	1		
Exterior Lighting								
LED	100%			2037	* *			
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$21,600		\$2,600	

Mechanical	nical Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Electricity	5%		2049	* *	1			
Natural Gas	95%		2049	* *	1			
Conversion Equipment								
Radiant Heater	5%		2034	* *	2	\$600		
Steam Boiler	95%		2042	* *	1	\$24,600		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN IS INST ARTS AND SCIENCES STATEN ISLAND MUSEUM

Asset #: 4371

Mechanical		Current Repair	Futur	re Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Central Plant Steam	95%		2049	* *	4	\$1,800	
Piping/Pmp							
No Component	5%						
Terminal Devices							
Convector/Radiator	70%		2034	* *	1	\$5,900	
Fan Coil Unit/Heat	25%		2029	\$93,400	1	\$2,100	
No Component	5%						
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Split Unit	80%		2029	\$426,100			
		gerant, Extent : Light, Area A					
	Location	: 7 Units. 3 Are In Rear Yar	d, 4 Are	On Roof At 2nd Flo	oor		
No Component	20%						
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2	\$34,000	
No Component	20%						
Terminal Devices							
Fan Coil - 2 Pipe	60%		2029	\$227,900	1	\$5,100	
Fan Coil - 4 Pipe	20%		2029	\$93,500	1	\$1,700	
No Component	20%						
Heat Rejection							
Dry Cooler	80%		2029	\$86,900	2	\$14,500	
No Component	20%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2049	* *	1		
Water Heater							
Gas Fired	100%		2024	\$15,200	2	\$400	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2034	* *	4	\$500	
Backflow Preventer							
Generic	100%		2039	* *	1	\$1,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		ervation, Extent : Light, Area	Affected	l : 100%			
		: Basement To 3rd Floor.					
	Explana	tion : 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BLDG O (BARN)

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 10,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1,2

Block : 76 Lot : 200 BIN : 5113026

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,000		\$2,500	
Interior Architecture	\$38,600		\$3,100	\$800
Electrical	\$600	\$300	\$500	\$300
Mechanical	\$6,000	\$4,700	\$3,600	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,100	\$9,000	\$13,700	\$9,100
Importance Code A	\$29,500	\$500	\$3,000	\$500
Importance Code B	\$38,200	\$8,500	\$10,700	\$8,200
Importance Code C	\$10,400			\$400
Total	\$78,100	\$9,000	\$13,700	\$9,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	65%			LIFE	* *	5	\$26,100		
Masonry: Fieldstone	20%			LIFE	* *	5	\$6,000		
Metal Panel	10%			2049	* *	5-10	\$13,800		
Wood	5%			2042	* *	5	\$5,000		
Windows									
Wood	100%			2045	* *	5	\$26,000		
Roof									
Built-Up (BUR)	5%			2034	* *	10	\$1,000		
Copper/Terne	70%			2057	* *	10	\$33,200		
Plaza Roof: Stone Panel				2055	* *				
			xtent : Moderate, A	Area Affe	cted : 10%				
	Location	: Through	out						
Skylight, Metal/Glass	5%			2039	* *	10	\$3,200		
Soffits									
Wood	100%			2034	* *	5			
Interior									
Floors									
Cast in Place Concrete	40%		\$6,600	LIFE	* *	5	\$13,600		
	_	_	Extent : Light, Are out 1st Floor	ea Affect	ed : 10%				
Ceramic Tile	5%			2038	* *	5	\$800		
Slate	15%			LIFE	* *	5	\$4,900		
Wood	40%	Now	\$4,200	2057	* *	5	\$5,800		
	Misaligne	d/Bulging,	Extent : Moderate,	Area Af	fected : 5%				
	Location	: Main Ro	om 2nd Floor						
Interior Walls									
Cast in Place Concrete	3%	Now	\$1,200	LIFE	* *				
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%				
	Location	: Through	out 1st Floor						
Ceramic Tile	6%			2038	* *	5	\$700		
Glass: Single Pane	3%			LIFE	* *	5	\$600		
Gypsum Board	35%			LIFE	* *	5-10	\$7,400		
Masonry: Brick	15%			LIFE	* *	10	\$600		
SGFT/Glazed Masonry	35%			LIFE	* *	10	\$2,200		
Wood	3%			LIFE	* *	5	\$3,000		
Ceilings	370			LII L			ψ3,000		
AcousTileSusp.Lay-In	40%			2042	* *	5	\$6,200		
Exposed Concrete	2%			LIFE	* *	5-10	\$400		
Exposed Struc: Steel	10%			LIFE	* *	10	\$3,100		
Exposed Struc: Wood	45%			LIFE	* *	10	\$10,500		
Gypsum Board	3%			LIFE	* *	5-10	\$1,600		
Site Enclosure	370			LIIL		2 10	Ψ1,000		
Free Standing Walls									
Cast in Place Concrete	100%			2064	* *				
Cust III I face Conclete	100/0			2007					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2064	* *			
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	75%		2042	* *			
Pavers/Stone	25%		2032	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2049	* *	5	\$300		
		ervation, Extent : Light, Area	Affected	! : 100%				
		: Electrical Room						
	Explana	ion : One 400 Ampere Main I	Disconne	ect Switch				
Switchgear / Switchboard	1000/		• • • • •		_	4.00		
Molded Case Bkrs	100%		2049	* *	5	\$300		
Raceway	1000/		20.40	* *	1			
Conduit	100%		2049	* *	1			
Panelboards	50 /		20.45	* *	-			
Fused Disc Sw	5%		2045	* *	5	#200		
Molded Case Bkrs	95%		2045	* *	5	\$300		
Wiring	100%		2049	* *	1			
Thermoplastic Motor Controllers	100%		2049		1			
	100%		2042	* *	5	\$100		
Locally Mounted Ground	10070		2042		3	\$100		
Grounding Devices								
Generic Generic	100%		LIFE	* *	5	\$300		
ighting	10070		LII L			Ψ300		
Interior Lighting								
Fluorescent	60%		2034	* *	10	\$5,500		
	Location	ervation, Extent : Light, Area : Throughout The Building ion : T-8 Lamps	Affected	! : 100%		***		
Fluorescent	8%		2034	* *	10	\$700		
	Location	ervation, Extent : Light, Area : Lobby, Store And Stairway	Affected	! : 100%		,,,,,		
		ion: Using T-5 Lamps						
HID	2%		2034	* *	10	0100		
Incandescent	30%		2034	* *	2	\$100		
Egress Lighting	(00/		2024	ale ale	1.0	Ø1 400		
Emergency, Battery	60%		2034	* *	10	\$1,400		
Exit, Service	40%		2034	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100%		2034	* *	10		
Lightning Protection							
Arresters/Cabling							
Generic	100%		2057	* *	5	\$300	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,100	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$1,800	

lechanical	Current Repair		Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Natural Gas	100%		2049	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2042	* *	1	\$4,900	
	Other Obs	ervation, Extent : Light, Ared	Affected	! : 100%			
	Location	: Ground Floor Boiler Room	ı				
	Explana	tion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2045	* *	4	\$700	
Terminal Devices							
Air Handler	70%		2034	* *	1	\$4,300	
Convector/Radiator	30%		2042	* *	1	\$1,000	
ir Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Reciprocating	100%		2034	* *	1	\$4,600	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$700	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	100%		2034	* *	1	\$6,200	
Heat Rejection							
Dry Cooler	25%		2034	* *	2	\$1,700	
Water Cooling Tower	75%		2027	\$27,200	2	\$7,600	
entilation	,,,,			<i></i> ,	<u> </u>	4.,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$8,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13438

Mechanical	Current Repair	Future Rep	lacement	M	aintenance					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ventilation										
Exhaust Fans										
Interior	100%	2034	* *	2	\$300					
Plumbing										
H/C Water Piping										
Brass/Copper	100%	2049	* *	1						
Water Heater										
Electric	100%	2027	\$8,400	4	\$100					
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)										
Non-Submersible	100%	2034	* *	4	\$200					
Sewage Ejector(s)										
Electric	100%	2029	\$2,800	4	\$600					
Backflow Preventer										
Generic	100%	2034	* *	1	\$600					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: 1st Floor									
	Explanation : Installed In Jo	unitor Closet								
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
		Other Observation, Extent : Light, Area Affected : 100%								
	Location : Ground To The F	irst Floor								
	Explanation : One Unit									
Fire Suppression										
Sprinkler	1000/									
Generic	100%	2049	* *	1-2	\$2,800					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND CHILDREN'S MUSEUM BUILDING M

Address : 1000 RICHMOND TERRACE SNUG HARBOR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 15,456 Project Type : CULTURAL AFFAIRS

Date of Survey : 10-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,3

Block : 76 Lot : 200 BIN : 5113026

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$420,500	\$335,600
Mechanical		\$391,400
Total	\$420,500	\$727,000
Importance Code A	\$420,500	\$335,600
Importance Code B		\$391,400
Total	\$420,500	\$727,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,700			
Interior Architecture	\$150,200		\$7,200	\$5,200
Electrical	\$800	\$400	\$600	\$600
Mechanical	\$42,400	\$3,500	\$4,500	\$3,500
Site Enclosure	\$100			
Site Pavements	\$27,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$252,400	\$7,800	\$16,300	\$13,200
Importance Code A	\$28,600	\$900	\$900	\$900
Importance Code B	\$189,300	\$7,000	\$15,400	\$12,400
Importance Code C	\$34,400			
Total	\$252,400	\$7,800	\$16,300	\$13,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls						_		
Cast in Place Concrete	3%		** ** * * * * * * * *	LIFE	**	5	\$83,000	
Masonry: Brick	80%		\$340,900	LIFE	**	5	\$221,400	
			Extent : Moderate, A rd Floor Windows	Area Affe	ected : 10%			
Masonry: Limestone	5%			LIFE	* *	5	\$20,800	
		iscoloring, : Through	, Extent : Light, Ar out	ea Affect	ed : 10%			
Masonry: Sandstone	5%			LIFE	* *	5	\$20,800	
Window Wall	7%			2049	* *	5	\$72,700	
Windows							· · · · · · · · · · · · · · · · · · ·	
Wood	100%	0-2	\$38,100	2037	* *	5	\$16,500	
	Location Deteriorat	: Through	Extent : Moderate,					
Roof								
Cast in Place Concrete	5%			LIFE	* *	10	\$1,300	
	Location	: Over Co	Extent : Light, Area nnector Basement crete With Glass Bl					
Copper/Terne	50%	Now	\$5,300	2057	* *			
		on Func/Mi : Through	iss, Extent : Moder out	ate, Area	a Affected : 5%			
Metal Panel	5%	Now	\$400	2042	* *			
		on Func/Mi : Through	iss, Extent : Moder out	ate, Area	a Affected : 10%			
		etration, E : Through	Extent : Moderate, A out	Area Affe	ected : 5%			
Modified Bitumen	30%			2034	* *	10	\$4,600	
Panel/Paver: Cer/Brk	5%			2049	* *	10	\$1,000	
Skylight, Metal/Glass	5%			2049	* *	10	\$2,600	
Soffits							+-,	
Metal Panel	100%			2049	* *	5-10		
	Staining/D	_	, Extent : Light, Ar out Connector		ed : 10%			

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Architecture		Current I	Repair	Futur	re Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	250/	0.2	Φ105 500	2021	* *	2	Ф1 2 100	
Carpet	Location Staining/L	r/Impact D : 3rd Floo Discoloring,	\$105,500 amage, Extent : Se or Offices Through Extent : Severe, A or Offices Through	out Area Affe	ea Affected : 66%	3	\$12,100	
Cast in Place Concrete		_	: Light, Area Affeo out Basement	LIFE cted : 15	* *	5	\$5,100	
Ceramic Tile	5%			2038	* *	5	\$1,200	
Slate	5%			LIFE	* *	5	\$2,500	
Vinyl Tile	20%	Now	\$800	2034	* *	3	\$1,700	
	Broken/Ma Location Cracking/	issing Elem : Basemen Crumbling,	nents, Extent : Mod at Mechanical Area Extent : Moderate at Mechanical Area	lerate, Ar ı ç, Area A			4-,,	
Wood	30%			2057	* *	5	\$13,000	
Interior Walls Gypsum Board	Cracking/ Location Water Pen	: Through etration, E	\$4,400 Extent: Light, Ard out 3rd Floor And Extent: Light, Area	Stair Affected		5	\$12,500	
Plaster	20% Water Pen	Now etration, E	out 3rd Floor And \$2,400 Extent : Light, Area est Windows On Th	LIFE Affected		5	\$1,800	
Plywood/Hardboard	10%			LIFE	* *	10	\$300	
Ceilings								
AcousTileConcealSpLn	5%			2042	* *	5	\$1,400	
Exposed Concrete	10%			LIFE	* *	5-10	\$2,900	
Exposed Struc: Steel	5%			LIFE	* *	10	\$2,300	
Gypsum Board	45%			LIFE	* *	5-10	\$35,800	
Plaster	35%	Now	\$5,400	LIFE	* *	5	\$5,100	
	_	_	Extent : Moderate out 3rd Floor	e, Area Ą	ffected : 20%			
Site Enclosure								
Free Standing Walls Cast in Place Concrete	Cracking/	Now Crumbling, : Front Ro	\$100 Extent : Moderate	2064 e, Area Ą	** ffected : 10%			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	25%			2042	* *			
Pavers/Stone	75%	Now	\$27,200	2038	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Throughout							
	Spalling, H	Extent : Mo	derate, Area Affect	ed : 10%	6			
	Location	: Through	out					
Activity Yard								
Cast in Place Concrete	50%			2042	* *			
Rubber Matting	50%			2034	* *			

Electrical	Current	Repair Fu	ıture Re	placement	М	aintenance			
System Component Type	% of Fail Date Total (Years)			imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	200		\$21,200	5	\$100			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electric		_						
	Explanation : One	2000 Ampere Main Disc	onnect S	Switch					
Switchgear / Switchboard	1000/	• 0.	• •	***	_	0.1.0.0			
Fused Disc Sw	100%	200	29	\$33,300	5	\$100			
Raceway		• •	• •	** * * * * * * * * * * * * * * * * * *					
Conduit	75%	200		\$24,000	1				
Conduit	25%	204	49	* *	1				
Panelboards					_				
Fused Disc Sw	5%	200		\$800	5	****			
Molded Case Bkrs	30%	204		**	5	\$100			
Molded Case Bkrs	65%	200	28	\$9,900	5	\$300			
Motor Controllers	• • • •	• •		de de	_				
Locally Mounted	20%	204		**	5	0.1.0.0			
Locally Mounted	80%	200	27	\$25,300	5	\$100			
Ground									
Grounding Devices	1000/			* *	_				
Generic	100%	LII	E	* *	5	\$500			
Lighting									
Interior Lighting	450/	200	2.4	* *	1.0	ØC 400			
Fluorescent	45%	20:			10	\$6,400			
		Extent : Light, Area Affec	ctea : 10	0%					
	Location: Through	_							
	Explanation: Usin								
Fluorescent	4%	203		* *	10	\$600			
	Compact Fluorescen Location : Lobby A	nt Light, Extent : Light, A And Stairway	rea Affe	cted : 100%					
HID	1%	20:	34	* *	10				
Incandescent	50%	20:		* *	2	\$200			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

	1100011110001							
Electrical		Current Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Egress Lighting								
Emergency, Battery	50%		2034	* *	10	\$1,900		
Exit, LED	20%		2057	* *	1			
Exit, Service	30%		2034	* *	1			
Alarm								
Security System								
No Component	70%							
Generic	30%		2034	* *	1	\$1,700		
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%		2034	* *	1-3	\$2,900		
Mechanical		Current Repair	Futur	re Replacement	M	aintenance		
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	

lechanical		Current Repa	ir	Futur	e Replacement	M	aintenance	
ystem Component Type		Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Plant Campus Steam / PRV	100%			2039	* *	1		
		rvation, Exten	t : Light, Area	Affected	: 100%			
	Location:							
	Explanatio	on : Steam Co	mes From Snu	g Harboi	r Power Plant			
Conversion Equipment Heat Exchanger, Plate & Frame	50%			2038	* *	1	\$4,400	
	Location:		t : Light, Area	Affected	: 50%			
	Explanation	on : I Unit					* * * * * * * * * * * * * * * * * * * *	
Heat Exchanger, Plate & Frame	50%			2032	* *	1	\$4,400	
	Other Obser Location : Explanation		t : Light, Area	Affected	: 50%			
Distribution								
Hot Wtr Piping/Pump	Location: Malfunction Location: Not in Servi	Now iorating, Exter All Piping In ing, Extent: S Pneumatic Co ce, Extent: Se 1 Out Of 3 Bo	Basement Severe, Area A ontrol System, vvere, Area Afj	ffected : Through fected : 3	100% out 0%	4	\$800	
Central Plant Steam Piping/Pmp	10%	Now	\$29,000	2059	* *	4	\$100	
ror	Location:				d : 100% Obsolete, 1 On E	xtended L	ife	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 3007

Mechanical		Current F	Repair	Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2029	\$144,500	1	\$6,700	
Convector/Radiator	40%			2034	* *	1	\$2,300	
Air Conditioning								
Energy Source	1000/			2020	* *	1		
District Chilled Water	100%			2039		1		
			xtent : Light, Area	Affected	: 100%			
		: Basemen		77	D.::1.1: I			
Distribution	Expianai	ion : Cnille	ed Water From Pov	wer Hous	se - Builaing L			
CW & CHW Wtr	100%	0-2	\$2,100	2039	* *	4	\$900	
Pipe/Pump	100%	0-2	\$2,100	2039		4	\$900	
r ipe/r unip	Insul Dota	rioratina	Extent : Severe, Ar	ea Affect	tod · 30%			
		: Basemen		ей Ајјесі	eu . 5070			
Terminal Devices	Location	, Dascinell	•					
Air Handler/Cool/Ht	100%			2029	\$192,100	1	\$11,100	
Ventilation	10070			2027	\$172,100	1	\$11,100	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,800	
Exhaust Fans	10070			LII L			Ψ15,000	
Interior	90%			2029	\$54,800	2	\$500	
Wall Unit	10%			2029	\$600	2	\$100	
		ervation, E	xtent : Light, Area		·	_	4100	
			hop, Basement					
		ion : 1 Uni	-					
Plumbing	<u> </u>							
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2027	\$15,100	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	* *			
			xtent : Light, Area	Affected	: 100%			
			t To 3rd Floor					
	Explanat	ion : 1 Uni	it .					
Fire Suppression								
Sprinkler								
No Component	30%			2020			42 - 0-	
Generic	70%			2039	* *	1-2	\$3,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL

Address : 614 BROADWAY

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0003.120 / 14808 Yr Built/Renovated : 2014 /

Area Sq Ft : 1,300 Project Type : CULTURAL AFFAIRS

Date of Survey : 31-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 314 Lot : 70 BIN : 5106733

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$119,800	\$119,800
Total	\$119,800	\$119,800
Importance Code A	\$119,800	\$119,800
Total	\$119,800	\$119,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Interior Architecture Electrical	\$7,800		\$2,700	
Total	\$7,800		\$2,700	
Importance Code B	\$7,200		\$2,700	
Importance Code C	\$600			
Total	\$7,800		\$2,700	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL

Asset #: 14808

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Glass: Special Gauge	100%		LIFE	* *	1		
Roof							
Sloped Glazing	100%		LIFE	* *	5	\$239,600	
Soffits							
Metal Panel	100%		2049	* *	5-10		
Interior							
Floors							
Steel Grating	60%		2049	* *	1		
Wood	40%		2057	* *	5	\$5,300	
Interior Walls							
Plywood/Hardboard	100%		LIFE	* *	10	\$600	
Ceilings							
Exposed Struc: Steel	100%		LIFE	* *	10	\$7,200	
Site Enclosure							
Fence/Gates							
Exposed Struc: Steel	100%		LIFE	* *			
	Other Obs	ervation, Extent : Light, Area	ı Affected	l : 100%			
	Location	: Throughout					
	Explanat	ion : Steel Handrails					

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2059	* *	1		
Panelboards							
Molded Case Bkrs	100%		2054	* *	5		
Wiring							
Thermoplastic	100%		2059	* *	1		
Motor Controllers							
Locally Mounted	100%		2049	* *	5		
Lighting							
Interior Lighting							
LED	100%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2039	* *	10	\$200	
Exit, LED	50%		2069	* *	1		
Exterior Lighting							
LED	100%		2039	* *			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY CHILDREN'S CAROUSEL

Asset #: 14808

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source				
Electricity	100%	2059 **	1	

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0003.110 / 13598 Yr Built/Renovated : 2005 /

Area Sq Ft : 3,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 31-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1,Mz

Block : 314 Lot : 70 BIN : 5106733

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$40,800
Total		\$40,800
Importance Code B		\$40,800
Total		\$40.800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$300		\$27,400	
Interior Architecture	\$27,100		\$600	
Electrical				
Mechanical	\$100	\$100	\$100	\$100
Total	\$27,400	\$100	\$28,100	\$100
Importance Code A	\$300		\$27,400	
Importance Code B	\$12,200	\$100	\$700	\$100
Importance Code C	\$15,000			
Total	\$27,400	\$100	\$28,100	\$100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Architecture	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior Exterior Walls						
Wood	100%	2042	* *	5	\$34,400	
Wood	Deteriorated Finish, Extent : Light, A		1 · 20%	3	\$37,700	
	Location: Throughout	n ea rijjeeree	. 2070			
Windows						
Aluminum	100%	2045	* *	5	\$500	
Roof						
Metal Panel	100%	2042	* *	10	\$10,200	
Soffits						
Metal Panel	100%	2049	* *	5-10		
terior						
Floors	550/	T IDD	* *	_	#10.000	
Cast in Place Concrete	55%	LIFE		5	\$10,800	
Sheet Vinyl/Rubber	30%	2029	\$40,800	5	\$2,000	
	Other Observation, Extent : Light, An Location : Animal Pens	rea А <u></u> ∏ес≀еа	: 100%			
	Explanation: Rubber Mats					
W 1	15%	2057	* *		¢1 200	
Wood	15% Other Observation, Extent: Light, A	2057		5	\$1,300	
	Location: Mezzanine Level	геи Ајјестеи	. 1570			
	Explanation: Used As Hay Loft					
Interior Walls	Explanation . Used As Hay Loji					
Gypsum Board	10%	LIFE	* *	5-10	\$700	
Wood	90%	LIFE	* *	5	\$29,000	
Ceilings	, , , ,				<i>\$</i> - 2,000	
Exposed Struc: Wood	100%	LIFE	* *	10	\$6,700	
te Enclosure						
Fence/Gates						
Wood	100%	2027				

ectrical	Current Repair	Future Rep	lacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5		
	Other Observation, Extent : Light, A	Area Affected : 100	%			
	Location: Electrical Room					
	Explanation: One 200 Ampere Mo	ain Disconnect Sw	itch			
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$100	
Wiring						
Thermoplastic	100%	2039	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HORSE BARN

Asset #: 13598

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2034	* *	5		
Lighting						
Interior Lighting						
Fluorescent	50%	2029	\$8,700	10	\$1,400	
	Other Observation, Exten	t : Light, Area Affected .	: 100%			
	Location: Throughout?	The Building				
	Explanation: Compact	Flourescent Lamps				
LED	50%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2029	\$2,100	10	\$400	
Exit, Service	50%	2029	\$500	1		
Exterior Lighting						
HID	100%	2029	\$11,600	10		

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	100%	2029	\$4,800	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Electric	100%	2029	\$2,500	4		
	Recent Installation, Extent : L	ight, Area Affected : 10	00%			
	Location : First Floor					
Sanitary Piping						
Cast Iron	10%	LIFE	* *	1		
No Component	90%					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2034	* *	1	\$200	
Fire Suppression						
Sprinkler						
No Component	30%					
Generic	70%	2049	* *	1-2	\$600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 6,400 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 314 Lot : 70 BIN : 5106734

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$100,300	
Interior Architecture	\$42,400	
Mechanical		\$200,600
Total	\$142,700	\$200,600
Importance Code A	\$100,300	\$48,900
Importance Code B	\$42,400	\$151,600
Total	\$142.700	\$200,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,400		\$1,300	
Interior Architecture	\$33,400			\$200
Electrical	\$400	\$200	\$200	\$300
Mechanical	\$8,500	\$1,600	\$2,100	\$1,600
Site Enclosure	\$4,300			
Total	\$88,000	\$1,800	\$3,600	\$2,100
Importance Code A	\$46,300	\$300	\$1,600	\$300
Importance Code B	\$15,900	\$1,400	\$2,000	\$1,800
Importance Code C	\$25,800			
Total	\$88,000	\$1,800	\$3,600	\$2,100



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Architecture		Current F	Repair	Future Replacement Maintenance		laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	0.50/	3.7	Φ10 C00	LIEE	* *	-	010 700	
Masonry: Brick		Now	\$19,600	LIFE		5	\$12,700	
		: Through	l, Extent : Moderai	te, Area A	Ајјества : 10%			
Window Wall	15%	. Through)ui	2049	* *	5	\$8,400	
Windows	1370			2049			\$0,400	
Aluminum	100%			2045	* *	5	\$200	
Parapets	10070			2043			Ψ200	
Cast Stone/Terra Cotta	10%	Now	\$16,500	LIFE	* *	5	\$1,600	
			Extent : Moderate		fected : 50%	-	4-,000	
	Location	: Through	out	-				
Masonry: Brick	40%			LIFE	* *	5-10	\$5,800	
No Component	50%						*-,	
Roof								
Metal Panel	5%			2042	* *	10	\$1,300	
Single Ply Membrane	35%			2034	* *	10	\$4,800	
Slate	43%	0-2	\$51,000	LIFE	* *			
			Extent: Light, Are	ea Affecte	ed : 10%			
		: Through	out					
Slate	2%			LIFE	* *	10	\$300	
Sloped Glazing		Now	\$49,200	LIFE	* *	5	\$27,500	
		etration, E. : Through	xtent : Moderate, A out	Area Affe	cted : 15%			
nterior Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2038	* *	5	\$500	
Terrazzo	90%	0-2	\$42,400	LIFE	* *	5	\$7,000	
TOTTUEEC			xtent : Moderate, A		cted : 10%	J	Ψ1,000	
		: Through		33				
Interior Walls								
Concrete Masonry Unit	60%	Now	\$18,500	LIFE	* *	5	\$3,300	
	Diagonal (Cracks, Ext	ent : Moderate, Ai	rea Affeci	ted : 10%			
		: Through						
	Horizontal	Cracks, E.	xtent : Moderate, A	Area Affe	cted : 10%			
		: Through						
			nt : Moderate, Are	a Affecte	d : 10%			
	Location	: Through	out					
Plaster	40%			LIFE	* *	5-10	\$4,600	_

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Architecture	Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	25% Now Staining/Discoloring, E Location: Below Flat		2042 e, Area Aj	* * ffected : 10%	5	\$1,200	
	Water Penetration, Extended Location: Below Flat		Area Affe	cted : 5%			
Exposed Concrete	25%		LIFE	* *	5-10	\$3,100	
Gypsum Board	25% Now	\$1,300	LIFE	* *	5	\$3,100	
· ·	Broken/Missing Element Location : Throughou		erate, Ar	ea Affected : 50%			
Plaster	25%		LIFE	* *	5-10	\$4,300	
	Paint Peeling, Extent : Location : Throughou		cted : 10%	%		. ,	
Site Enclosure Fence/Gates							
Chain Link	100%		2049	* *			
Free Standing Walls							
Masonry: Brick	100% 2-4	\$4,300	2049	* *			
•	Jnt Mortar Miss/Erod, Location: Throughou	_	rea Affec	ted : 10%			

Electrical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	90%	2029	\$2,300	5				
	Other Observation, Extent : Light	, Area Affected : 1	00%					
	Location: Electrical Room							
	Explanation: One 400 Ampere	Main Disconnect S	Switch					
Fused Disc Sw	10%	2029	\$300	5				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 100 Ampere	Main Disconnect S	Switch For Eme	rgency				
Raceway								
Conduit	100%	2029	\$8,700	1				
Panelboards								
Fused Disc Sw	5%	2028	\$800	5				
Molded Case Bkrs	95%	2028	\$14,500	5	\$200			
Wiring								
Thermoplastic	100%	2029	\$10,900	1				
Motor Controllers			·					
Locally Mounted	100%	2027	\$19,100	5				
Ground			* *					
Grounding Devices								
Generic	100%	LIFE	* *	5	\$200			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY HOSPITAL BUILDING

Asset #: 2322

Electrical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	20%	2034	* *	10	\$1,200	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: New Addition					
	Explanation: T-8 Lamps					
Fluorescent	80%	2039	* *	10	\$4,900	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Egress Lighting						
Emergency, Service	45%	2039	* *	1		
Emergency, Battery	10%	2024	\$900	10	\$200	
Exit, LED	35%	2069	* *	1		
Exit, Service	10%	2024	\$200	1		
Exterior Lighting						
Fluorescent	100%	2034	* *	10	\$600	
	Compact Fluorescent Light, Extent : L	ight, Area	Affected : 100%			
	Location : Perimeter Of The Building	g				
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$700	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$1,200	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$4,900	2027	\$48,900	1	\$3,000	
	Obsolete I	Equipment,	Extent : Severe, Ai	ea Affec	ted : 60%			
	Location	: Boiler Fo	or Old Section App	ears To	Be Undersized			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: One Unit	For Old Section A	and One	For New Section			
	Explana	tion : Two U	Units					
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$9,900	4	\$500	
Terminal Devices								
Air Handler	100%			2024	\$89,200	1	\$4,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2322

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	50%		2024	\$26,900	1	\$1,500	
	Location	gerant, Extent : Light, Area A : Outside On The Ground					
Reciprocating Compr/Chiller	50%		2034	* *	1	\$1,500	
		gerant, Extent : Light, Area A : Outside On The Ground	ffected :	50%			
Terminal Devices Air Handler/Dir	50%		2024	\$35,500	1		
Expansion Air Handler/Dir Expansion	50%		2034	* *	1		
Heat Rejection							
Air Cooled Condenser	50%		2024	\$6,400	2	\$2,300	
Unit Air Cooled Condenser Unit	50%		2029	\$6,400	2	\$2,300	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,900	
Exhaust Fans Roof	100%		2029	\$10,500	2	\$200	
Plumbing H/C Water Piping							
Brass/Copper	50%		2049	* *	1		
Galvanized Steel	50%		2027	\$13,900	1		
Water Heater Gas Fired	100%		2024	\$3,900	2	\$100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2034	* *	1	\$400	
Fixtures Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 42,760 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 314 Lot : 70 BIN : 5106733

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$661,900	\$146,400
Interior Architecture	\$95,300	\$741,000
Mechanical		\$1,583,600
Total	\$757,300	\$2,471,000
Importance Code A	\$661,900	\$146,400
Importance Code B	\$95,300	\$2,121,000
Importance Code C		\$203,600
Total	\$757,300	\$2,471,000

Total	\$296,400	\$22,900	\$35,600	\$33,200
Importance Code C	\$105,500			\$2,400
Importance Code B	\$108,800	\$18,700	\$30,300	\$26,600
Importance Code A	\$82,100	\$4,200	\$5,300	\$4,200
Total	\$296,400	\$22,900	\$35,600	\$33,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$46,000			
Site Enclosure	\$400			
Mechanical	\$31,800	\$14,800	\$22,200	\$14,200
Electrical	\$6,200	\$4,200	\$5,200	\$5,700
Interior Architecture	\$130,100		\$3,200	\$9,400
Exterior Architecture	\$77,900		\$1,100	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

rchitecture	Current Repa	Current Repair		e Replacement	Maintenance				
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior W. II									
Exterior Walls	20/ N	¢((00	LIEE	* *	-	¢7.200			
Cast Stone/Terra Cotta	2% Now	\$6,600	LIFE		5	\$7,200			
	Cracking/Crumbling, Extent: Light, Area Affected: 2% Location: South Wing								
		tout . Modona		Affactad . 50/					
	Jnt Mortar Miss/Erod, Ex Location : Throughout	tent : Moaerai	e, Area A	Ајјества : 5%					
Masonry: Brick	90% Now	\$25,400	LIFE	* *	5	\$41,300			
,	Diagonal Cracks, Extent :			5%		¥ 1-, 2 0 0			
	Location : Reptile Wing,	Location: Reptile Wing, West Wing							
	Expansion Int Failure, Ex		te, Area	Affected : 30%					
	Location : Chimney								
Masonry: Granite	3% 0-2	\$3,300	LIFE	* *	5	\$1,000			
	Int Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location: Maintenance	Areas							
Granite Panels	3%		LIFE	* *	5	\$2,100			
Window Wall	2%		2049	* *	5	\$3,400			
Windows									
Aluminum	94%		2045	* *	5	\$4,000			
Metal Louvers	1%		2038	* *	10	\$300			
Wood	5%		2037	* *	5	\$2,100			
	Deteriorated Finish, Extent: Light, Area Affected: 30%								
	Location: Throughout								
Parapets									
Masonry: Brick	33%		LIFE	* *	5-10	\$5,800			
Pre-Cast Concrete	7%		LIFE	* *	5	\$2,300			
No Component	60%								
	Other Observation, Exten	t : Light, Area	Affected	: 0%					
	Location: Throughout	c							
	Explanation : Slate Roop	†							

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture	Curre	ent Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Roof	50/ NI	¢2 000	2042	* *				
Metal Panel	5% Now Water Penetration Location: Thro	n, Extent : Light, Arec	2042 a Affected .					
Modified Bitumen	Location : Thro	ent : Moderate, Area A ughout						
	Location: Thro	Extent : Light, Area Af ughout th, Extent : Moderate,						
	Location : Thro Water Penetratio Location : Thro	n, Extent : Moderate,	Area Affec	eted : 10%				
	Other Observatio	n, Extent : Moderate, Reptile Wing Roof	Area Affeo	cted : 100%				
Skylight, Metal/Glass	3% Now Water Penetration Location: Thro	n, Extent : Light, Area	2049 a Affected .	**				
Slate		Elements, Extent : Mod	LIFE derate, Are	* * ea Affected : 50%				
	Location : Thro Gut/DS Non Fund Location : Thro	c/Miss, Extent : Mode	rate, Area	Affected : 25%				
		nt : Moderate, Area A	Affected : 1	5%				
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Worn/Eroded, Ex Location : Thro	tent : Moderate, Area ughout	Affected :	50%				
Sloped Glazing	12%		LIFE	* *	5	\$210,200		
Soffits								
Glass: Special Gauge	45%		LIFE	* *	1			
Metal Panel	30%		2049	* *	5-10			
Stucco Cement	25%		2034	* *	5			

 $All\ component\ repairs\ \$\ estimates\ are\ in\ current\ dollars\ and\ are\ not\ escalated\ for\ potential\ future\ inflation.$ Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture		Current Re	oair	Futur	e Replacement	М	aintenance	
ystem Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	100/	3. T	Φ.5. 000	2020	#00.100	2	Ø11 400	
Carpet	Location: Punct/Tear/Location: Staining/Dis	Bulging, Ex 2nd Floor (Impact Dam 2nd Floor (age, Extent : M Office xtent : Moderate	oderate,	Area Affected : 109	3	\$11,400	
Cast in Place Concrete	Location: Paint Peelin Location: Water Pener	rumbling, E. Throughou gg, Extent : I Throughou	Light, Area Affe t Basement ent : Light, Area	cted : 15	%	5	\$34,700	
Ceramic Tile	10%			2038	* *	5	\$6,300	
Quarry Tile	5%			2042	* *	5	\$4,800	
Sheet Vinyl/Rubber	Location:	Bulging, Ex Reptile Win	_		\$537,400 d : 1% Area Affected : 159	5	\$13,300	
T. C. T	Seams Open Location : Worn/Erode Location :	/Split, Exter Basement L	ecture Hall nt : Moderate, A ecture Hall Moderate, Area t Basement	Affected		-	67,000	
Traffic Topping	10% 10%			2034 2034	* *	5	\$7,900 \$2,400	
Vinyl Tile	1070			2034		3	\$2,400	
Interior Walls Cast in Place Concrete		tration, Exte	\$15,800 nt : Moderate, 1 n And Through					
Ceramic Tile	5%			2038	* *	5	\$4,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,900	
Fabric on Framing	Punct/Tear/	Now Impact Dam Africa Wing	-	2027 oderate,	\$203,600 Area Affected : 5%	5	\$500	
	Location:	rvation, Exte Africa Wing on : Carpet (*	Affected	: 100%			
Glass: Special Gauge	18%			LIFE	* *	1		
Gypsum Board	30%			LIFE	* *	5-10	\$50,000	
Masonry: Brick	5%			LIFE	* *	10	\$1,500	
				TIPE	* *	5 10	¢1.6.700	
Plaster	20%			LIFE		5-10	\$16,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$3,100	2034	* *	5	\$9,500	
		_	ents, Extent : Mod	erate, Ai	rea Affected : 2%			
			out Basement					
			Extent: Light, Are	ea Affect	ed : 100%			
			out Basement					
Exposed Concrete		Now	\$16,600	LIFE	* *	5	\$800	
	_	_	Extent : Moderate	, Area A	ffected : 10%			
		: Through	out Basement					
Exposed Struc: Steel	2%			LIFE	* *	10	\$2,500	
Exposed Struc: Wood	5%			LIFE	* *	10	\$4,800	
Gypsum Board	30%			LIFE	* *	5-10	\$65,400	
Plaster	25%			LIFE	* *	5-10	\$27,200	
Site Enclosure								
Fence/Gates								
Chain Link	95%		*	2049	* *			
Iron Picket	_	Now	\$400	2049	**			
		_	xtent : Moderate, A	Area Affe	ected : 10%			
		: Main Ga			W 1 000/			
			Extent : Moderate,	Area Af	fected : 90%			
=	Location	: Main Ga	te					
Site Pavements								
Public Sidewalk	200/			20.42	* *			
Cast in Place Concrete	30%	N I	¢10.400	2042	**			
Pavers/Stone		Now	\$18,400 ctent : Moderate, A	2038				
	_	iosiaing, E. : Along Bi		тей Ајје	ciea . 10%			
O C't W 11	Locuiton	. Along bi	oaaway					
On-Site Walkways	500/	Now	\$9,400	2032	* *			
Asphalt			\$9,400 Extent : Moderate					
	_	: Through		, Area Ą	ујестеа . 1576			
Cast in Place Concrete	10%			2042	* *			
Pavers/Stone	40%	2-4	\$18,200	2038	* *			
	Sinking/Su	ıbsiding, E	ctent : Light, Area	Affected	: 5%			
	Location	: Through	out					

Electrical	С	urrent R	Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2049	* *	5	\$100	
	Location : Electri						
		o 1200 Ampere Main					
Fused Disc Sw	30%		2049	* *	5	\$100	
	Location : Electri				· · · · · · · · · · · · · · · · · · ·		
C'4-1 / C'4-11 1	Explanation : Two	o 1200 Ampere Main	Disconne	ci Swiiches For E	mergeno	zy	
Switchgear / Switchboard Molded Case Bkrs	100%		2049	* *	5	\$1,100	
	10070		2049		3	\$1,100	
Raceway Conduit	100%		2049	* *	1		
Panelboards	10070		2043		1		
Fused Disc Sw	5%		2045	* *	5	\$100	
Molded Case Bkrs	95%		2045	* *	5	\$1,100	
Wiring	7570		2043			\$1,100	
Thermoplastic	100%		2049	* *	1		
Motor Controllers Locally Mounted	100%		2042	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,300	
Stand-by Power							
Transfer Switches							
Automatic	100%		2042	* *	1	\$13,200	
Generators	1000/		2020	* *		#16.600	
Diesel	100%	E	2038		1	\$16,600	
		Extent: Light, Area	Affected :	100%			
	Location : Outside	_					
D 1	Explanation: One	e 600 Kilowatt					
Batteries Lead/Acid	100%		2023	\$1,500	5	\$1,600	
Fuel Storage					_		
Main Tank	100%		2057	**	5	\$1,200	
		Extent: Light, Area					
		tor Room Outside T	he Buildin	g			
	Explanation : One	e 300 Gallon Tank					
Lighting							

Lighting

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Electrical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2034	* *	10	\$11,700	
	Other Observation, Extent : Light, Are	a Affected	l : 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2034	* *	10	\$7,800	
	Compact Fluorescent Light, Extent : L	ight, Area	Affected: 100%			
	Location: Throughout The Building					
HID	5%	2034	* *	10	\$100	
LED	45%	2039	* *			
Egress Lighting						
Emergency, Service	50%	2034	* *	1		
Emergency, Battery	5%	2034	* *	10	\$500	
Exit, LED	40%	2057	* *	1		
Exit, Service	5%	2034	* *	1		
Exterior Lighting						
HID	100%	2034	* *	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$4,800	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$7,900	

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2049	* *	1	\$41,900	
	Recent Installation, Extent : Light, A Location : Basement	rea Affected : 1005	%			
	Other Observation, Extent: Light, A	rea Affected : 1009	%			
	Location: Basement					
	Explanation: 5 Units					
Distribution						
Hot Wtr Piping/Pump	80%	2037	* *	4	\$2,500	
Central Plant Steam Piping/Pmp	20%	2039	* *	4	\$400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2321

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Туре	Total	(Years)	FY		(Yrs)		
Heating							
Terminal Devices							
Air Handler	20%		2024	\$113,800	1	\$5,200	
Air Handler	50%		2029	\$284,600	1	\$13,100	
Convector/Radiator	20%		2027	\$43,300	1	\$2,700	
Unit Heater - Steam	10%		2029	\$14,500	4	\$600	
Air Conditioning						·	
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	\$343,500	1	\$19,600	
Compr/Chiller				. ,		. ,	
1	R-22 Refri	gerant, Extent : Light, Area A	ffected :	100%			
	Location	: Basement					
Distribution							
CW & CHW Wtr	100%		2049	* *	4	\$3,100	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	80%		2029	\$363,100	1	\$21,000	
Air Handler/Cool/Ht	20%		2024	\$90,800	1	\$5,200	
Heat Rejection							
Dry Cooler	100%		2024	\$220,100	2	\$29,500	
Ventilation							
Distribution							
Ductwork/Diffusers	60%		LIFE	* *	2-5	\$22,400	
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$15,000	
Exhaust Fans							
Interior	70%		2034	* *	2	\$900	
Roof	30%		2029	\$20,200	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	30%		2049	* *	1		
Galvanized Steel	70%		2027	\$124,300	1		
HW Heat Exchanger							
Steam Fired	100%		2039	* *	4	\$4,200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2022	\$1,400	4	\$1,400	
Sewage Ejector(s)							
Electric	100%		2029	\$11,800	4	\$2,600	
Backflow Preventer				· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Generic	100%		2029	\$10,300	1	\$2,600	
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAIN ZOO BUILDING

Asset #: 2321

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, Are	ea Affected : 1	100%			
	Location: Basement To The Second	Floor.				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2039	* *	1-2	\$4,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 4,800 Project Type : CULTURAL AFFAIRS

Date of Survey : 30-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 314 Lot : 70 BIN : 5141695

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$324,600	\$52,800
Total	\$324,600	\$52,800
Importance Code A	\$324,600	\$52,800
Total	\$324,600	\$52,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$45,300			
Interior Architecture	\$79,000			\$5,700
Electrical	\$900			\$100
Mechanical	\$900	\$300	\$400	\$300
Total	\$126,200	\$300	\$400	\$6,000
Importance Code A	\$45,600	\$200	\$200	\$200
Importance Code B	\$77,800		\$200	\$1,200
Importance Code C	\$2,700			\$4,600
Total	\$126,200	\$300	\$400	\$6,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	100% 2-4 \$81,200	LIFE **	5	\$52,800	
	Diagonal Cracks, Extent: Light, Area	Affected : 10%			
	Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, A	rea Affected · 10%			
	Location: Throughout	rea Affeciea : 1070			
Windows	<u> </u>				
Wood	100% Now \$104,000	2037 **	5	\$30,200	
	Ctrwt/Balnc Not Funct, Extent: Severe Location: Throughout	Area Affected : 30%			
	Deteriorated Finish, Extent: Light, Are	a Affected : 75%			
	Location: Throughout	33			
	Dry Rot/Decay, Extent : Moderate, Are	a Affected : 50%			
	Location: Throughout	o4 o d + 750/			
	Paint Peeling, Extent: Light, Area Affe Location: Throughout	ciea : 75%			
Parapets	<u> </u>				
Cast Stone/Terra Cotta	10% Now \$14,900	LIFE **	5	\$8,900	
	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	te, Area Affected : 10%			
	Water Penetration, Extent: Moderate, A	Area Affected : 10%			
	Location: Throughout	<i>J</i> J			
Masonry: Brick	90% 4+ \$30,500	LIFE **	5	\$10,300	
	Jnt Mortar Miss/Erod, Extent: Light, A	rea Affected : 5%			
Roof	Location: Throughout				
Built-Up (BUR)	27%	2034 **	10	\$11,100	
Single Ply Membrane	70% Now \$139,400	2034 **			
	Blisters, Extent : Moderate, Area Affect Location : Throughout	ed : 30%			
	Patching Evident, Extent: Light, Area	Affected : 10%			
	Location : Throughout				
	Seams Open/Split, Extent : Moderate, A	rea Affected : 15%			
	Location: Throughout Water Penetration, Extent: Moderate, A	Area Affacted · 100%			
	Location: Throughout	пен пурсиен. 100/0			
Skylight, Plastic	3%	2042 **	1		
Soffits					
Stucco Cement	50%	2042 **	5		
Wood	50%	2034 **	5		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Architecture	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Floors	<i>EE</i> 0/	LIEE	* *	-	¢52.700	
Cast in Place Concrete	55% Paint Peeling, Extent: La Location: Throughout			5	\$52,700	
Ceramic Tile	10%	2038	* *	5	\$2,200	
Terrazzo	35%	LIFE	* *	5	\$12,000	
Interior Walls						
Ceramic Tile	50%	2038	* *	5	\$9,200	
Masonry: Brick	50%	LIFE	* *	10	\$2,700	
	Paint Peeling, Extent : La Location : Throughout	ight, Area Affected : 159	%			
Ceilings						
Gypsum Board	5% Now	\$2,300 LIFE	* *	5	\$1,400	
Metal Panel Plaster	Broken/Missing Elements Location: Maintenance Cracking/Crumbling, Ext Location: Maintenance Misaligned/Bulging, Exte Location: Maintenance Water Penetration, Exten Location: Maintenance 45% 50% Now Cracking/Crumbling, Ext	e Areas ent : Moderate, Area Aj e Areas ent : Moderate, Area Afj e Areas et : Moderate, Area Affe e Areas LIFE \$29,300 LIFE ent : Moderate, Area A	fected : 10% fected : 5% cted : 20% ** **	5 5	\$24,600 \$6,800	
	Location: Maintenance Staining/Discoloring, Ext Location: Maintenance Water Penetration, Exten Location: Maintenance	tent : Moderate, Area A e Areas at : Moderate, Area Affe	-			
Site Enclosure						
Fence/Gates	- 00/					
Chain Link	50%	2049	* *			
Wood	50% Other Observation, Exter Location: Throughout Explanation: PVC	2030 at : Light, Area Affected	* * : 100%			
Site Pavements				_		
On-Site Walkways						
Asphalt	50%	2038	* *			
Cast in Place Concrete	10%	2042	* *			
Pavers/Stone	40%	2038	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$1,500	5		
		servation, Extent : Light, Area	Affected	! : 100%			
		ı : Electrical Room					
	Explana	tion : One 200 Ampere Main I	Disconne	ect Switch			
Raceway							
Conduit	100%	<u> </u>	2029	\$3,800	1		
Panelboards							
Fused Disc Sw	5%		2028	\$400	5		
Molded Case Bkrs	95%	ı	2028	\$7,200	5	\$100	
Wiring							
Thermoplastic	100%	ı	2029	\$8,300	1		
round							
Grounding Devices							
Not Accessible	100%	1					
ighting							
Interior Lighting				di di		*	
Fluorescent	100%		2037	**	10	\$4,400	
		servation, Extent : Light, Area	Affectea	!: 100%			
		n: Throughout The Building					
	Explana	tion: T-8 Lamps					
Egress Lighting	4007		2024	Φ2 (00	10	0.500	
Emergency, Battery	40%		2024	\$2,600	10	\$500	
Emergency, Battery	10%		2037	* *	10	\$100	
Exit, LED	50%		2064	**	1		
Exterior Lighting	1000/		2024	015 500	10	Φ.4.0.0	
Fluorescent	100%		2024	\$15,700	10	\$400	
	_	Fluorescent Light, Extent : Lig	ght, Area	Affected: 100%			
	Location	ı : Throughout The Building					

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Furnace	100%	2024	\$10,800	1	\$2,400	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Outside The Wall					
	Explanation: Two Units					
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY MAINTENANCE/COMMISSARY BLDG.

Asset #: 2164

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Ext Pkg Unit - Heating/Cooling	40%		2024	\$23,000	2	\$100	
	R-22 Refrige	erant, Extent : Light, Area A	ffected :	40%			
	Location:	_	00				
Window/Wall Unit	10%		2024	\$1,000	1		
No Component	50%						
Ventilation							
Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$1,700	
No Component	60%						
Exhaust Fans							
Roof	40%		2024	\$3,000	2	\$100	
No Component	60%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2027	\$2,800	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0003.100 / 4495 Yr Built/Renovated : 1998 /

Area Sq Ft : 1,450 Project Type : CULTURAL AFFAIRS

Date of Survey : 31-May-2018 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 314 Lot : 70 BIN : 5106735

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$35,200	
Total	\$35,200	
Importance Code B	\$35,200	
Total	\$35,200	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,800		\$200	
Interior Architecture	\$7,400			
Electrical				
Site Enclosure	\$9,200			
Total	\$52,400		\$300	
Importance Code A	\$35,800		\$200	
Importance Code B	\$7,400			
Importance Code C	\$9,200			
Total	\$52,400		\$300	



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY OPEN AIR PAVILION

Asset #: 4495

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	00/			LIEE	* *	-	Ф200	
Masonry: Brick	9%			LIFE	**	5	\$200	
Masonry: Limestone	1%			LIFE	* *	5	¢500	
Wood	10%	. 1 E::.1.	Entract : Links Ame	2042		5	\$500	
		ea Finish, : Through	Extent : Light, Ared out	а Ајјесте	a : 10%			
No Component	80%							
Roof								
Slate	80%			LIFE	* *	10	\$8,200	
Sloped Glazing	20%			LIFE	* *	5	\$54,900	
Soffits								
Wood	100%			2042	* *	5		
nterior								
Floors								
Panel/Paver: Cer/Brk	_	d/Bulging,	\$7,400 Extent : Light, Ared arimeter Wall	2045 a Affecte	* * d : 10%	5	\$3,500	
Ceilings								
Exposed Struc: Wood	100%	4+	\$35,200	LIFE	* *			
•	_	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 15%			
Site Enclosure								
Free Standing Walls	1000/	4 :	¢0.200	2040	* *			
Masonry: Brick		4+ r Miss/Eroc : Through	\$9,200 l, Extent : Light, Ai out	2049 rea Affec				
	Vegetation		Extent : Light, Area	Affected	l : 15%			

Electrical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2039	* *	1		
Wiring						
Thermoplastic	100%	2029	\$8,300	1		
Lighting						
Interior Lighting						
Incandescent	100%	2024	\$7,700	2		
Exterior Lighting						
HID	100%	2024	\$5,600	10		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Address : 614 BROADWAY BARRETT PARK

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCA0003.090 / 2799 Yr Built/Renovated : 2002 /

Area Sq Ft : 2,227 Project Type : CULTURAL AFFAIRS

Date of Survey : 31-May-2018 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 314 Lot : 70 BIN : 5141696

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,600			
Interior Architecture	\$19,500		\$100	\$1,200
Electrical				
Mechanical	\$1,200	\$800	\$700	\$500
Total	\$52,400	\$800	\$900	\$1,700
Importance Code A	\$31,700	\$100	\$100	\$100
Importance Code B	\$7,800	\$700	\$700	\$400
Importance Code C	\$12,800			\$1,200
Total	\$52,400	\$800	\$900	\$1,700



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Asset #: 2799

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$13,300	
Windows								
Aluminum	100%			2045	* *	5	\$900	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10		
Masonry: Brick	20%			LIFE	* *	5-10		
No Component	75%							
Roof								
Single Ply Membrane	30%			2034	* *	10	\$2,300	
Slate	50%			LIFE	* *	10	\$3,900	
Sloped Glazing	20%			LIFE	* *	5	\$41,300	
Soffits								
Metal Panel	100%			2049	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$1,300	
Quarry Tile		Now	\$2,400	2042	* *	5	\$1,200	
	_	_	Extent: Moderate	, Area A	ffected : 25%			
	Location	: At Entra	nce Doors					
Interior Walls								
Cast in Place Concrete	35%	Now	\$11,300	LIFE	* *			
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Through	out Basement					
Ceramic Tile	25%			2038	* *	5	\$2,500	
Gypsum Board	5%			LIFE	* *	5-10	\$800	
Masonry: Brick	35%			LIFE	* *	10	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2042	* *	5	\$300	
Exposed Struc: Steel	10%			LIFE	* *	10	\$400	
Gypsum Board	75%			LIFE	* *	5-10	\$5,100	

lectrical	Current Repair	Future Re	eplacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected : 10	00%			
	Location: Electrical Room Baseme	nt				
	Explanation : One 350 Ampere Mai	n Disconnect S	witch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2049	* *	5	\$100	
Raceway						
Conduit	100%	2049	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Asset #: 2799

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Panelboards						
Fused Disc Sw	5%	2045	* *	5		
Molded Case Bkrs	95%	2045	* *	5	\$100	
Wiring						
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5		
ighting						
Interior Lighting						
Fluorescent	50%	2034	* *	10	\$1,000	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Throughout The	e Building				
	Explanation: T-8 Lamps					
Fluorescent	30%	2034	* *	10	\$600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
	Location : 1st Floor	_				
LED	20%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$300	
Exit, Service	50%	2034	* *	1	·	
Exterior Lighting						
Fluorescent	100%	2034	* *	10	\$200	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Outside					
	Explanation: Using Comp	oact Flourescent Lam	os .			

ail Date Estimated Cost Year (Years)	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
2049	* *	1		
2034	* *	1	\$1,100	
vation, Extent : Light, Area Affected	: 100%			
Roof				
n : Two Units And No Perimeter He	at			
2045	* *	1		
2034	* *	2	\$100	
rant, Extent : Light, Area Affected :	100%			
2 Units On The Roof				
	2034 vation, Extent: Light, Area Affected Roof n: Two Units And No Perimeter Her 2045	2034 ** vation, Extent: Light, Area Affected: 100% Roof m: Two Units And No Perimeter Heat 2045 ** 2034 ** erant, Extent: Light, Area Affected: 100%	2034 ** 1 vation, Extent : Light, Area Affected : 100% Roof m : Two Units And No Perimeter Heat 2045 ** 1 2034 ** 2 erant, Extent : Light, Area Affected : 100%	2034 ** 1 \$1,100 vation, Extent : Light, Area Affected : 100% Roof m : Two Units And No Perimeter Heat 2045 ** 1 2034 ** 2 \$100 erant, Extent : Light, Area Affected : 100%

Ventilation

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STATEN ISLAND ZOOLOGICAL SOCIETY ZOO CAFE AND GIFT SHOP

Asset #: 2799

Mechanical	Current R	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,000	
Exhaust Fans						
Roof	100%	2034	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
Water Heater						
Gas Fired	100%	2029	\$1,300	2		
	Recent Installation, Ex	xtent : Light, Area Affected	d: 100%			
	Location: Basement					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2034	* *	4	\$100	
Backflow Preventer						
Generic	100%	2034	* *	1	\$100	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2049	* *	1-2	\$600	
Chemical System						
Generic	100%	2027	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : STUDIO MUSEUM IN HARLEM

Address : 144 WEST 125TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 10,452 Project Type : CULTURAL AFFAIRS

Date of Survey : 15-Apr-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5

Block : 1909 Lot : 9 BIN : 1057819

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$252,600	
Interior Architecture		\$61,300
Mechanical		\$395,600
Total	\$252,600	\$456,900
Importance Code A	\$252,600	\$123,900
Importance Code B		\$333,000
Total	\$252,600	\$456,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$63,600			
Interior Architecture	\$98,100	\$20,500		\$1,800
Electrical	\$11,400	\$300	\$300	\$300
Mechanical	\$3,800	\$3,000	\$5,600	\$12,100
Elevators/Escalators	\$14,800	\$14,800	\$14,800	\$14,800
Total	\$191,800	\$38,600	\$20,700	\$29,000
Importance Code A	\$63,800	\$700	\$200	\$700
Importance Code B	\$115,200	\$37,900	\$20,500	\$28,300
Importance Code C	\$12,700			
Total	\$191,800	\$38,600	\$20,700	\$29,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$15,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick	65%	Now	\$38,900	LIFE	* *	5	\$25,300	
			l, Extent : Moderai icade Throughout	te, Area 1	Affected : 15%			
		-	: Moderate, Area acade Throughout	Affected	: 60%			
	Water Pen		xtent : Moderate, A	Area Affe	ected : 30%			
Window Wall	20%			2045	* *	5	\$29,200	
Windows						-	,	
Aluminum	Location	nc Not Fund : Through				5	\$1,000	
		Missing, E : Through	Extent : Light, Area out	Affected	l : 20%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$3,100	
Masonry: Brick		Now	\$9,600	LIFE	* *	5	\$1,600	
			d, Extent : Modera	te, Area 1	Affected : 50%			
		: North Fa		4 CC . 1	1.00/			
		etration, E. : Through	xtent : Light, Area out	Affected	: 10%			
Metal Panel	20%			2035	* *	5	\$3,100	
Stucco Cement	30%			2030	* *	5	\$3,100	
Roof								
Modified Bitumen		Now	\$107,400	2035	* *			
		ted Finish, . : Through	Extent : Moderate, out	Area Af	fected : 100%			
	Ponding, I	Extent : Lig	ht, Area Affected :	30%				
	Location	: Roof at E	Bulkhead Door					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 100%			
	Location	: Through	out					
Plaza Roof: Stone Panel	s 30%	Now	\$18,900	2045	* *			
		etration, E : Through	xtent : Light, Area out	Affected	: 30%			
Skylight, Metal/Glass	5%	0-2	\$106,300	2055	* *			1
, 6 .,	Broken/M		ents, Extent : Seve		Affected : 100%			_
Slaned Clazina	10%			LIFE	* *	5	\$18,800	
Sloped Glazing nterior	1070			LIFE		3	\$10,000	

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%		\$1,000	2021	\$20,500	3	\$2,400	
	Location	iscoloring, : Through	Extent : Light, Ard out	ea Affect	ed : 5%			
Slate	10%			LIFE	* *	5	\$1,700	
Vinyl Tile		issing Elem	\$12,300 nents, Extent : Mod rs, 4th Floor	2025 erate, Ar	\$61,300 rea Affected : 20%	3	\$2,600	
	Worn/Ero	ded, Extent	s, 4111 1 1001 : Moderate, Area . nd, 4th Floor Corr	55				
Vinyl Tile 9" X 9"		0-2 Crumbling, : Through	\$8,800 Extent : Severe, A out	2035 rea Affec	* * cted : 100%	3	\$300	
Wood		4+ ted Finish, t: Through	\$31,700 Extent : Moderate, out	2053 Area Afj	* * fected : 60%	5	\$4,400	
Interior Walls								
Gypsum Board	Cracking/	Now Crumbling, : Through	\$4,800 Extent : Severe, A out	LIFE rea Affec	* * cted : 5%	5	\$13,600	
Gypsum Board	10%			LIFE	* *	5	\$1,900	
Plaster	10%	Now	\$7,900	LIFE	* *	5	\$1,000	
	_	Crumbling, : Through	Extent : Severe, A out	rea Affeo	cted : 40%			
Wood	10%			LIFE	* *	5	\$12,900	
Ceilings AcousTileConcealSpLn		2-4	\$25,900	2045	* *	5	\$2,000	
			ents, Extent : Mod Floor Corridor					
AcousTileSusp.Lay-In	Water Pen	Now netration, E n : Through	\$3,200 Extent : Light, Area out	2042 Affected	* *	5	\$3,900	
Gypsum Board	Water Pen	Now netration, E n : Through	\$2,400 Extent : Light, Area out	LIFE Affected	**	5	\$5,900	

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	-00/	2071	de de	_		
Fused Disc Sw	50%	2051	**	5		
	Other Observation, Extent : Modera Location : Electrical Room	ate, Area Affected	: 100%			
	Explanation : Main Service Prote	aton Dated At 160	0 Amnanas			
F1D' C		2035	**	-		
Fused Disc Sw	50% Other Observation, Extent : Modera			5		
	Location : Old Electrical Room	ине, Агей Ајјесней	. 100/0			
	Explanation: 2000 Amperes					
Switchgear / Switchboard	Explanation . 2000 Imperes					
Fused Disc Sw	80%	2025	\$26,600	5		
Molded Case Bkrs	20%	2051	**	5	\$100	
Raceway	-				4100	
Conduit	80%	2025	\$25,600	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	000/	• • • • •	de de	_	0.100	
Locally Mounted	80%	2030	* *	5	\$100	
Locally Mounted	20%	2042	* *	5		
Ground						
Grounding Devices	50% 2-4 \$4,90	00 LIFE	* *	5	\$100	
Generic	Other Observation, Extent : Modera Location : Basement			3	\$100	
	Explanation : Corroded					
Generic	50%	LIFE	* *	5	\$100	
	Other Observation, Extent : Modero	ate, Area Affected	: 100%			
	Location : New Electrical Room					
	Explanation : New Addition					
Lighting						
Interior Lighting	(50/	2020	* *	10	\$6.200	
Fluorescent	65% Other Observation, Extent: Light, A	2030 Area Affected : 10		10	\$6,200	
	Location: Throughout The Buildi Explanation: T-12, T-8 And Com	ing	070			
HID	5%	2030	* *	10		
Incandescent	30%	2030	* *	2	\$100	
	Other Observation, Extent : Modera Location : Lobby And Throughout	ate, Area Affected	: 100%	_	\$100	
	Explanation: Locally Mounted Re	ecessed And Surfa	ce Mounted T	rack Ligh	hting	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Electrical		Current Repair Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							<u></u>
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	\$22,100	1-3	\$1,300	
Generic, Digital	20%		2033	* *	1-3	\$1,300	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	30%		2026		2	\$1,000	
Radiant Heater	70%		2025	\$123,900	2	\$3,400	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,800	
Terminal Devices							
Air Handler	70%		2025	\$98,300	1	\$4,500	
Air Handler	30%		2030	* *	1	\$1,900	
Air Conditioning							
Energy Source							
Electricity	100%		2041	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	30%		2026	\$29,700	2	\$200	
Reciprocating	70%		2025	\$59,400	1	\$3,400	
Compr/Chiller							
Distribution							
CW & CHW Wtr	100%		2035	* *	4	\$500	
Pipe/Pump							
Terminal Devices							
Air Handler/Cool/Ht	30%		2030	* *	1	\$1,900	
Air Handler/Cool/Ht	70%		2025	\$78,400	1	\$4,500	
Heat Rejection							
Air Cooled Condenser	100%		2030	* *	2	\$7,300	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,800	
Exhaust Fans							
Interior	100%		2025	\$35,500	2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 STUDIO MUSEUM IN HARLEM

Asset #: 3005

Mechanical		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	70%			2030	* *	1		
Galvanized Steel	30%			2038	* *	1		
Water Heater								
Electric	100%			2023	\$8,800	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$400	
Backflow Preventer								
Generic	100%			2030	* *	1	\$600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			nt : Light, Area					
			nt To 5th Floor,					
	Explanat	ion : 3 Units -	2 Passenger, 1	Freigh	t			
Fire Suppression								
Sprinkler								
Generic	70%			2035	* *	1-2	\$2,100	
Generic	30%			2045	* *	1-2	\$900	
Fire Pump								
Generic	100%			2034	* *	1	\$2,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Address : 262 ASHLAND PL.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0043.000 / 14802 Yr Built/Renovated :

Area Sq Ft : 44,702 Project Type : CULTURAL AFFAIRS

Date of Survey : 20-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors GR,1,2,3,4

Block : 2107 Lot : 33 BIN : 3397476

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$459,400
Interior Architecture		\$104,400
Total		\$563,700
Importance Code A		\$459,400
Importance Code B		\$54,900
Importance Code C		\$49,400
TD 4.1		Φ= <2 =00

Total \$563,700

Total	\$67.300	\$29,200	\$30,700	\$75,300
Importance Code C		\$2,600		
Importance Code B	\$60,900	\$24,500	\$28,500	\$48,000
Importance Code A	\$6,500	\$2,200	\$2,200	\$27,300
Total	\$67,300	\$29,200	\$30,700	\$75,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$18,400	\$11,600	\$19,600	\$10,700
Electrical	\$6,800	\$6,900	\$6,100	\$9,100
Interior Architecture	\$33,000	\$5,800		\$25,400
Exterior Architecture	\$4,200			\$25,100
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Architecture		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Metal/Glass Curt Wall	20%		LIFE	* *	5	\$31,300	
Metal Panel	80%		2054	* *	5-10	\$459,400	
Windows							
Aluminum	100%		2050	* *	5	\$8,500	
Parapets							
Metal Panel	100%		2054	* *	5	\$4,900	
Roof							
Single Ply Membrane	100%		2033	* *	10	\$25,100	
nterior							
Floors							
Carpet	60%		2029	\$572,400	3	\$87,900	
Cast in Place Concrete	5%		LIFE	* *	5	\$8,000	
Ceramic Tile	5%		2041	* *	5	\$3,700	
Terrazzo	10%		LIFE	* *	5	\$5,700	
Vinyl Tile	15%		2036	* *	3	\$4,100	
Wood	5%		2063	* *	5	\$6,900	
Interior Walls							
Ceramic Tile	5%		2041	* *	5	\$5,200	
Concrete Masonry Unit	10%		LIFE	* *	5	\$4,100	
Gypsum Board	80%		LIFE	* *	5	\$49,400	
Wood	5%		LIFE	* *	5	\$20,600	
Ceilings							
AcousTileSusp.Lay-In	30%		2045	* *	5	\$22,000	
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	60%		LIFE	* *	5	\$54,900	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			
	Other Obs	ervation, Extent : Moderate, A		ected : 10%			
		14 1 611 11 6 4 11					

Ota	her Observation, Extent .	: Moderate, Area A <u>f</u>	fected : 10%
I	ocation : Main Sidewalk	k On Ashland Pl.	

Explanation: Metal Inserts

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•				
Service Equipment						
Fused Disc Sw	100%	2054	* *	5	\$200	
	Other Observation, Extent: Light, A	rea Affected : 100%	%			
	Location: Electrical Room					
	Explanation : Main Service Discor	nnect Switch Rated	At 4000 Am	peres.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Electrical Current Repair		Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Transformers Dry Type	100% Other Observation, Extent : Light, Are Location : Electrical Room Explanation : 500kva, 208/120 Volts		**	5	\$200	
Switchgear / Switchboard Fused Disc Sw	100% Other Observation, Extent: Light, Are Location: Electrical Room Explanation: 6- Vertical Sections	2054 a Affected : 100	**	5	\$200	
Raceway						
Conduit Panelboards Fused Disc Sw	30%	2054	* *	5	\$300	
Molded Case Bkrs	70%	2050	* *	5	\$800	
Wiring Thermoplastic	100%	2054	* *	1	****	
Motor Controllers Variable Frequency Drive	100%	2045	* *			
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$700	
Stand-by Power Transfer Switches						
Automatic	100%	2045	* *	1	\$13,800	
Generators Diesel	100% Other Observation, Extent: Light, Are Location: Roof Explanation: Emergency Generator			1	\$17,300	
Batteries	Zipiananten : Zinei gener, Generane.	1101100111				
Lead/Acid	100%	2023	\$1,500	5	\$1,700	
Fuel Storage Main Tank	100% Other Observation, Extent : Light, Are Location : Roof Explanation : 330 Gallons Rated Cap		**	5	\$1,300	
Lighting						
Interior Lighting LED	100%	2036	* *			
Egress Lighting	500/.	2036	* *	1		
Emergency, Service Exit, LED	50% 50%	2036	* *	1 1		
Exterior Lighting LED	20%	2036	* *			
No Component	80%					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Electrical	Current	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Security System								
No Component	70%							
Generic	30%		2036	* *	1	\$5,000		
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location: Hallway	s And Exterior						
	Explanation: CCT	V Surveillance Cam	eras					
Fire/Smoke Detection								
Generic, Digital	100%		2036	* *	1-3	\$27,500		
_	Other Observation, I	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Through	out The Building						
	Explanation : Strob	e Lights, Alarm Be	lls, Mani	ual Pull Stations, S	Smoke De	etectors And Horns		

Mechanical	Current Repair Future Replacement		М			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Furnace	75%	2036	* *	1	\$16,600	
	Other Observation, Extent : Lig	ht, Area Affected :	75%			
	Location: Roof					
	Explanation: 4 Roof Top Pac	kage Units				
Hot Water Boiler	25%	2045	* *	1	\$5,500	
	Other Observation, Extent : Lig	ht, Area Affected :	25%		·	
	Location: 1st Fl. Mechanical	Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	25%	2050	* *	4	\$600	
No Component	75%					
Terminal Devices						
Convector/Radiator	25%	2045	* *	1	\$3,600	
No Component	75%				·	
Air Conditioning						
Energy Source						
Electricity	100%	2050	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Mechanical		Current Repair	air Future Replaceme		nent Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	85%		2036	**	1	\$17,600	
<u>*</u>	-	Progress, Extent : Light, Are : Ist Fl. Mechanical Room	a Affecte	d : 85%			
	Location	ervation, Extent : Light, Area : Outside Of The Building					
		tion: 1 Temporary Unit Is Be					
Split Unit	15%		2036	* *			
	Location		Affected	: 15%			
	Explana	tion: 5 Units. R-410a					
Distribution							
CW & CHW Wtr	85%		2054	* *	4	\$1,900	
Pipe/Pump							
No Component	15%						
Terminal Devices							
Air Handler/Cool/Ht	85%		2036	* *	1	\$23,500	
Fan Coil - 2 Pipe	15%		2033	* *	1	\$2,200	
Heat Rejection	4 = 0 /			ala ala		4. - 00	
Air Cooled Condenser	15%		2033	* *	2	\$4,700	
Unit	0.50/		2022	* *	2	#20.200	
Water Cooling Tower	85%		2032	T T	2	\$38,200	
Ventilation							
Distribution Ductwork Stainless Steel	100%		LIFE	* *			
	100%		LIFE				
Exhaust Fans Roof	100%		2036	* *	2	\$1,400	
	100%		2030		2	\$1,400	
Plumbing H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
Water Heater	10070		2034		1		
Gas Fired	100%		2027	\$26,100	2	\$700	
Sanitary Piping	10070		2021	Ψ20,100		Ψ700	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		<u> </u>		-		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070				-		
Generic	100%		2036	* *	1	\$2,700	
Fixtures	10070				-	Ψ2,700	
Generic	100%						
Vertical Transport	10070						

Vertical Transport

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 THEATRE FOR A NEW AUDIENCE POLONSKY SHAKESPEARE CENTER

Asset #: 14802

Mechanical	Current Repair	Future Repla	e Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	60%	LIFE	* *			
	Other Observation, Extent : Light Location : 1st- 5th Fl. Explanation : 1 Unit	ht, Area Affected : 60%				
Hydraulic	40%	LIFE	* *			
•	Other Observation, Extent : Ligh	ht, Area Affected : 40%				
	Location: Ground-3rd Fl.					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$22,500	
Sprinkler						
Generic	100%	2054	* *	1-2	\$12,500	
Fire Pump						
Generic	100%	2037	* *	1	\$8,400	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : WAVE HILL ECOLOGY BUILDING

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 9,730 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 5937 Lot : 440 BIN : 2101020

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$188,300	
Mechanical		\$41,800
Total	\$188,300	\$41,800
Importance Code A	\$188,300	
Importance Code B		\$41,800
Total	\$188,300	\$41,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,700			
Interior Architecture	\$42,700		\$700	
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$900	\$1,300	\$900	\$1,100
Site Enclosure	\$1,100			
Site Pavements	\$12,200			
Total	\$101,800	\$1,500	\$1,900	\$1,300
Importance Code A	\$45,100	\$500	\$500	\$500
Importance Code B	\$26,300	\$1,000	\$1,400	\$800
Importance Code C	\$30,400			
Total	\$101,800	\$1,500	\$1,900	\$1,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 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	Priorit
xterior								
Exterior Walls	2-2/		044.000		4. 4.	_	440.000	
Cast Stone/Terra Cotta	Vegetation	Now Growth, E : Througho	\$11,000 Extent : Moderate, i out	LIFE Area Aff	* * ected : 50%	5	\$29,800	
Masonry: Fieldstone	70%	Now	\$188,300	LIFE	* *	5	\$8,000	
·		Cracks, Ext : At Lintels	ent : Moderate, Ai s	rea Affec	ted : 10%			
	=	ts, Extent : : Various I	Moderate, Area A Locations	ffected :	10%			
	-	Growth, E : Through	xtent : Moderate, . out	Area Aff	ected : 50%			
Metal Coiling Doors	5%			2034	* *	5	\$2,400	
Windows								
Wood			\$18,800 et, Extent : Modero out	2037 ate, Area	* * Affected : 50%	5	\$6,600	
	Location Paint Peel	: West Fac ing, Extent	: Moderate, Area					
-	Location	: West Fac	ring					
Parapets Cast Stone/Terra Cotta	Int Mortan Location Vegetation	: Througho	xtent : Moderate,			5	\$17,700	
Roof								
Copper/Terne	25%			2057	* *	10	\$18,900	
Green, Roof Inaccessibl	e 75%			LIFE	* *			
Soffits								
Cast Stone/Terra Cotta	5%			LIFE	* *	5		
Metal, Corrugated	95%			2049	* *	1		
nterior								
Floors	250/			LIEE	* *	-	¢17.700	
Cast in Place Concrete	25%			LIFE	**	5	\$17,700	
Ceramic Tile	3%			2032	**	5	\$500	
Vinyl Tile	22%			2034	**	3	\$1,300	
Wood	50%			2044	-1- W	5	\$15,100	
Interior Walls	100/			TIPP	* *	1.0	#2 000	
Cast in Place Concrete	10%			LIFE	* *	10	\$2,800	
Gypsum Board	10%			LIFE	* *	5-10	\$1,900	
Masonry: Fieldstone	10%			LIFE	* *	10	\$400	
Plaster	45%			LIFE		5-10	\$4,200	
Wood	25%			LIFE	* *	5	\$22,100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings							*		
Gypsum Board	20%	3.7	фо. 5 00	LIFE	* *	5-10	\$11,100		
Plaster		Now	\$8,700	LIFE	CC4-1-50/	5	\$8,100		
			Extent : Moderate	, Area Aj	<i>пестеа : 5%</i>				
		Location : Recreation Room Water Penetration, Extent : Moderate, Area Affected : 10%							
		ierranon, E 1 : Recreati		неи Ајје	ciea . 10/0				
Site Enclosure	Locuitor	. Metreun	on Room						
Retaining Walls									
Cast in Place Concrete	35%	Now	\$100	2049	* *				
0 400 111 1 1400 0 01101010			Extent : Moderate		ffected : 20%				
	_	_	Dock Walls	·					
Masonry: Fieldstone	65%	Now	\$1,000	2039	* *				
,	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	: Through	out South Side Of I	Building					
	Jnt Morta	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 30%				
	Location	i : Through	out South Side Of I	Building					
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		Now	\$1,700	2034	* *				
	_	Crumbling, 1 : Loading	Extent : Moderate Dock	, Area Aj	ffected : 15%				
Pavers/Stone	60%	Now	\$10,500	2032	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%				
	Location	ı : Stairs Aı	nd Entry Area At So	outh Side	Of Building				
			d, Extent : Moderai		Affected : 50%				
	Location	: Through	out South Side Of I	Building					
Parking/Driveway	<u></u>								
Asphalt	100%			2032	* *				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Raceway							
Conduit	50%		2039	* *	1		
Conduit	50%		2049	* *	1		
Panelboards							
Molded Case Bkrs	50%		2028	\$3,800	5	\$100	
Molded Case Bkrs	50%		2045	* *	5	\$100	
Wiring							
Thermoplastic	50%		2039	* *	1		
Thermoplastic	50%		2049	* *	1		
Motor Controllers							
Locally Mounted	100%		2042	* *	5	\$100	

Lighting

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Electrical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	40%		2029	\$8,700	10	\$3,600	
	•	nd Fixtures, Extent : Mode aroughout The Building	erate, Ar	ea Affected : 100%	ó		
Fluorescent	40%		2034	* *	10	\$3,600	
	•	l Fixtures, Extent : Moden proughout The Building	rate, Are	a Affected : 100%			
Fluorescent	10%		2029	\$2,200	10	\$900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%						
	Location : Re	ecreation Room					
Incandescent	10%		2029	\$5,200	2		
Egress Lighting							
Emergency, Battery	20%		2029	\$2,700	10	\$500	
Exit, Battery	80%		2029	\$7,300	10	\$500	
Exterior Lighting							
HID	50%		2029	\$18,800	10		
No Component	50%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$1,800	
		tion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Th	roughout The Building					
	Explanation .	: Strobe Lights, Bells, Ma	nual Pul	l Station, Smoke D	etector		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2034	* *	1	\$4,800	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$700	
Terminal Devices						
Convector/Radiator	50%	2027	\$24,900	1	\$1,600	
Fan Coil Unit/Heat	30%	2029	\$41,800	1	\$900	
Unit Heater - Hot Water	20%	2029	\$7,000			
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL ECOLOGY BUILDING

Asset #: 2367

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Prior
Air Conditioning			
Conversion Equipment			
Window/Wall Unit	10%	2024 \$1,900	1
No Component	90%		
Ventilation			
Exhaust Fans			
Interior	100%	2029 \$33,100	2 \$300
Plumbing			
H/C Water Piping			
Brass/Copper	100%	2039 **	1
Water Heater			
Gas Fired	100%	2028 \$5,700	2 \$100
	Other Observation, Extent : Lig		
	Location : Mechanical Room		
	Explanation: 70 Gallons		
Sanitary Piping			
Cast Iron	100%	LIFE **	1
Backflow Preventer			
Generic	100%	2034 **	1 \$600
Fixtures			
Generic	100%		
Fire Suppression			
Sprinkler			
No Component	40%		
Generic	60%	2055 **	1-2 \$1,600

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : WAVE HILL GLYNDOR HOUSE GALLERIES

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A
Program / Asset # : DCA0022.020 / 2389 Yr Built/Renovated : 1927 /

Area Sq Ft : 11,946 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5937 Lot : 440 BIN : 2101020

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$76,600	
Electrical		\$166,500
Mechanical	\$87,300	\$163,300
Total	\$163,900	\$329,700
Importance Code A	\$76,600	\$105,500
Importance Code B	\$87,300	\$224,200
Total	\$163,900	\$329,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$17,700	
Interior Architecture	\$50,400		\$200	\$500
Electrical	\$25,200	\$400	\$400	\$500
Mechanical	\$2,900	\$1,200	\$1,600	\$1,200
Site Enclosure	\$25,300			
Site Pavements	\$11,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,800	\$5,500	\$23,900	\$6,200
Importance Code A	\$600	\$600	\$18,300	\$600
Importance Code B	\$82,600	\$4,900	\$5,600	\$5,500
Importance Code C	\$35,500			
Total	\$118,800	\$5,500	\$23,900	\$6,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Architecture	Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.50/ 3.1	#2 6.600	LIEE		~	#21 000	
Masonry: Brick	95% Now Diagonal Cracks, Ext. Location: Various 1		LIFE ea Affect	* * ted : 10%	5	\$21,800	
Wood	5%	socurions	2034	* *	5	\$5,700	
Windows	570		2031			ψ5,700	
Wood	100%		2037	* *	5	\$35,400	
Parapets						400,100	
Wood Cornice	100%		2039	* *	5-10	\$59,400	
Roof							
Plaza Roof: Stone Panel	s 15%		2039	* *			
	Other Observation, E. Location: North Sia Explanation: Over 1	le Of Building	Affected	: 100%			
Skylight, Metal/Glass	5%		2049	* *	10	\$2,200	
Slate	80% Now	\$39,900	LIFE	* *			
	Broken/Missing Elema Location: Through		erate, Ar	ea Affected : 15%			
	Miss/Damaged Flashi Location : Through	_	erate, Ar	ea Affected : 15%			
	Water Penetration, Ex Location : Attic		Area Affe	cted : 10%			
Soffits							
Wood	100%		2034	* *	5		
Interior							
Floors							
Cast in Place Concrete	25%		LIFE	* *	5	\$21,500	
Ceramic Tile	5%		2038	* *	5	\$1,000	
Marble Panels	3%		LIFE	* *	5	\$900	
Vinyl Tile	10%		2034	* *	3	\$700	
Wood	57%		2044	* *	5	\$21,000	
Interior Walls							
Masonry: Brick	20% Now Jnt Mortar Miss/Erod Location: Basement Spalling, Extent: Seve Location: Boiler Ro	t ere, Area Affected		* * Affected : 20%			
	80%		LIFE	* *	5-10	\$12,800	
Plaster						· · · · · · · · · · · · · · · · · · ·	

Plaster Ceilings Plaster	5%		LIFE	* *	5-10	\$1,700	
Ceilings		\$13,600	LIFE LIFE	* *	5-10 5	\$1,700 \$11,700	
Ceilings Plaster	5%	ctent : Moderate, A	LIFE Area Affe	* *			
Ceilings Plaster Plaster	5% 95% Now Water Penetration, Ex	ctent : Moderate, A	LIFE Area Affe	* *			
Ceilings Plaster	5% 95% Now Water Penetration, Ex	ctent : Moderate, A	LIFE Area Affe	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Architecture	Current I	Repair	Futui	re Replacement	N	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Free Standing Walls							
Masonry: Brick	100%		2039	* *			
Retaining Walls							
Masonry: Brick	50% Now	\$25,300	2039	* *			
	Cracking/Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location: Northeas	st Wall By Drivewa	ıy				
	Spalling, Extent: Mo	derate, Area Affect	ted : 10%	6			
	Location: Northeas	st Wall By Drivewa	ıy				
Masonry: Fieldstone	50%		2039	* *			
Site Pavements							
On-Site Walkways							
Asphalt	20%		2032	* *			
Cast in Place Concrete	10%		2034	* *			
Pavers/Stone	70% Now	\$11,000	2032	* *			
	Cracking/Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location: Garden	Patio Steps At Wes	t Side Of	^c Building			
	Jnt Mortar Miss/Eroc	d, Extent : Moderai	te, Area A	Affected : 50%			
	Location : Garden	Patio At West Side	Of Buila	ling			
Parking/Driveway							
Asphalt	100%		2032	* *			

ectrical		Current Rep	air	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$23,100	5	\$100	
	Other Obse	ervation, Exte	nt : Light, Area	Affected	! : 100%			
	Location	: Electrical R	oom					
. <u></u> .	Explanati	ion : Main Se	rvice Switch Rai	ted At 40	00 Amperes			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$36,300	5	\$300	
Raceway								
Conduit	90%			2029	\$31,400	1		
Conduit	10%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2028	\$800	5		
Molded Case Bkrs	85%			2028	\$14,100	5	\$300	
Molded Case Bkrs	10%			2045	* *	5		
Wiring								
Braided Cloth	80%	2-4	\$24,700	2054	* *	1		
	Insulation 1	Aged, Extent .	Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughout	The Building					
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	\$41,600	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices				_	* * * * *	
Generic	100%	LIFE	**	5	\$400	
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location: Water Main					
T 1 1	Explanation: Connected With	h Main Water Pipe				
Lighting						
Interior Lighting Fluorescent	10%	2029	\$4,700	10	\$1.200	
Fluorescent	Compact Fluorescent Light, Ex			10	\$1,200	
	Location: Throughout The B		ciea . 10070			
Fluorescent	10%	2029	\$4,700	10	¢1 200	
Fluorescent	T-12 Lamps And Fixtures, Exte			10	\$1,200	
	Location: Throughout The B		iea . 100%			
TII.			* *	1.0	#2 (00	
Fluorescent	30%	2034		10	\$3,600	
	T-8 Lamps And Fixtures, Extent Location: Throughout The B		a: 100%			
			400 600		0.100	
Incandescent	50%	2029	\$88,600	2	\$100	
Egress Lighting	500/	2020	ФО ООО	1.0	#1 (00	
Emergency, Battery	50%	2029	\$9,900	10	\$1,600	
Exit, Battery	50%	2029	\$6,700	10	\$400	
Exterior Lighting Incandescent	250/	2029	¢10.700	2		
LED	25% 25%	2029	\$10,700 * *	2		
No Component	50%	2034				
	3070					
Alarm Security System						
No Component	70%					
Generic	30%	2029	\$12,100	1	\$1,300	
Generie	Other Observation, Extent : Li			1	Ψ1,500	
	Location : Hallways	3,				
	Explanation : Intrusion Alarn	n Only: Motion Sensor	rs			
Fire/Smoke Detection	•					
No Component	70%					
Generic, Analog	30%	2034	* *	1-3	\$2,200	

Mechanical	Current Repair	Futu	re Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2039	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2027	\$105,500	1	\$6,500		
	Other Observation, Extent : Light, Area	Affected	l : 100%				
	Location: Basement Boiler Room						
	Explanation: 2 Hot Water Boilers						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126 WAVE HILL GLYNDOR HOUSE GALLERIES

Asset #: 2389

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2028	\$21,300	4	\$1,000	
	Other Observation, Extent: 1	Moderate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation : No Temperat	ure Control System				
Terminal Devices	200/	• • • • •	A		D. 1 00	
Air Handler	30%	2029	\$57,700	1	\$2,400	
Convector/Radiator	70%	2034	* *	1	\$3,000	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Int Pkg Unit -	30%	2023	\$87,300	2	\$200	
Heating/Cooling						
Window/Wall Unit	30%	2024	\$8,600	1		
No Component	40%					
Ventilation						
Distribution						
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$3,500	
No Component	70%					
Exhaust Fans						
Interior	30%	2024	\$14,600	2	\$100	
Wall Unit	10%	2024	\$500	2		
No Component	60%					
Plumbing						
H/C Water Piping						
Brass/Copper	50%	2039	* *	1		
Galvanized Steel	50%	2027	\$30,000	1		
Water Heater						
Gas Fired	100%	2027	\$8,300	2	\$200	
	Other Observation, Extent: I	Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 50 Gallons					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						·
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected	: 100%			
	Location: Cellar To 2nd F	loor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : WAVE HILL PERKINS VISITOR CENTER

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 7,230 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5937 Lot : 440 BIN : 2101020

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$45,000	\$45,000
Mechanical	\$111,900	\$74,000
Total	\$156,900	\$119,000
Importance Code B	\$156,900	\$119,000
Total	\$156,900	\$119,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,800		\$19,100	
Interior Architecture	\$25,300			
Electrical	\$200	\$200	\$300	\$200
Mechanical	\$2,700	\$1,200	\$1,400	\$1,100
Site Pavements	\$11,500			
Total	\$93,500	\$1,400	\$20,800	\$1,300
Importance Code A	\$54,100	\$300	\$19,400	\$300
Importance Code B	\$26,000	\$1,100	\$1,400	\$900
Importance Code C	\$13,300			
Total	\$93,500	\$1,400	\$20,800	\$1,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	1			1				1
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$23,000	
Masonry: Fieldstone	15%			LIFE	* *	5	\$4,300	
Wood	5%			2042	* *	5	\$4,800	
Wood	20%			2042	* *	5	\$19,200	
Windows								
Wood	100%			2045	* *	5	\$24,200	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$10,400	
Copper/Terne	5%			2064	* *	5	\$1,800	
Masonry: Brick	10%			LIFE	* *	5-10	\$5,000	
Wood Cornice	20%			2049	* *	5-10	\$19,400	
No Component	60%							
Roof								
Copper/Terne	5%			2057	* *	10	\$2,400	
Metal Panel	20%			2042	* *	10	\$7,100	
Single Ply Membrane	5%			2034	* *	10	\$1,000	
Slate	60%			LIFE	* *	10	\$11,600	
Sloped Glazing	10%	4+	\$4,600	LIFE	* *	5	\$25,700	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 20%			
	Location	: Storage	Maintenance Area					
Soffits								
Wood	100%			2042	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$9,000	
Slate	80%			LIFE	* *	5	\$17,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$200	
Ceramic Tile	5%			2038	* *	5	\$100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$100	
Gypsum Board	30%			LIFE	* *	5-10	\$800	
		-	: Moderate, Area					
	Location	: Under Si	kylight In Storage l	Maintena	ınce Area			
Masonry: Brick	40%			LIFE	* *	10	\$200	
Wood	15%			LIFE	* *	5	\$1,800	
Ceilings								·
Exposed Struc: Wood	15%			LIFE	* *	10	\$2,300	
Gypsum Board	35%			LIFE	* *	5-10	\$12,400	
Wood	50%			LIFE	* *	5	\$90,100	
Site Enclosure		-						-
Fence/Gates								
Masonry: Fieldstone	30%			2049	* *			
Wood	70%			2030	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2049	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	* *			
Site Pavements								
On-Site Walkways								
Asphalt	50%			2032	* *			
Pavers/Stone	50%			2038	* *			
Parking/Driveway								
Asphalt	35%			2032	* *			
Cast in Place Concrete	65%	4+	\$11,500	2042	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 20%			
	Lagation	Mainton	an a Country and					

Location: Maintenance Courtyard

Electrical		Current Repair	Futur	e Replacement	М		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2039	* *	1		
Panelboards							
Molded Case Bkrs	100%		2037	* *	5	\$200	
Wiring							
Thermoplastic	100%		2039	* *	1		
Motor Controllers							
Locally Mounted	100%		2034	* *	5		
Lighting							
Interior Lighting							
Fluorescent	80%		2029	\$12,300	10	\$5,000	
	-	and Fixtures, Extent : Light,	Area Afj	fected : 100%			
	Location:	Throughout The Building					
Incandescent	20%		2029	\$7,300	2		
Egress Lighting							
Emergency, Battery	50%		2029	\$4,700	10	\$800	
Exit, LED	50%		2044	* *	1		
Exterior Lighting							
Incandescent	100%		2029	\$23,700	2		
Lightning Protection							
Arresters/Cabling							
Generic	100%		2044	* *	5	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$800	
	Other Obser	vation, Extent : Light, Area	Affected	! : 100%			
	Location:	Throughout The Building					
	Explanatio	n : Intrusion Alarm Only, M	lotion Se	ensors			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2238

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Digital	30%	2034 **	1-3 \$1,300	
	Other Observation, Extent: Light, Area	a Affected : 100%		
	Location : Throughout The Building			
	Explanation : Smoke Detectors, Alarr	n Bells. Strobe Lights And M	Aanual Pull Stations	

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2049	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$3,400	
		ion, Extent : Light, Area	Affected	! : 100%			
	Location: 1st	Floor Boiler Room					
	Explanation:	1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2037	* *	4	\$500	
		าt : Moderate, Area Affe	cted : 10	%			
	Location: 1st	Floor Boiler Room					
Terminal Devices							
Air Handler	80%		2029	\$74,000	1	\$3,400	
Convector/Radiator	20%		2034	* *	1	\$400	
Air Conditioning							
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	80% 0-	2 \$111,900	2034	* *	2	\$300	
		cient, Extent : Moderate chanical Room	, Area Aj	ffected : 100%			
	R-22 Refrigeran	nt, Extent : Light, Area A	ffected :	80%			
	Location : Eq		55				
	_	ion, Extent : Moderate, 1	Area Affe	ected : 100%			
		chanical Room	33 -				
		Beyond Useful Life					
No Component	20%						
Ventilation	-0.0						
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$4,900	
No Component	20%		_		-	· ,-	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2238

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	80%		2029	\$18,700	2	\$200	
Wall Unit	10%		2029	\$200	2		
No Component	10%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$4,000	2	\$100	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Mechai	nical Room					
	Explanation: 70 (Gallon					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2034	* *	1	\$400	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$1,900	
	Dry System, Extent Location : Mechan	: Light, Area Affecte nical Room	d : 100%	ó		•	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : WAVE HILL WAVE HILL HOUSE GALLERY AND CAFE

Address : 675 WEST 252 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 21,234 Project Type : CULTURAL AFFAIRS

Date of Survey : 14-May-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5937 Lot : 440 BIN : 2101020

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$184,600	
Interior Architecture	\$143,700	
Electrical		\$75,800
Mechanical		\$92,000
Total	\$328,300	\$167,800
Importance Code A	\$184,600	
Importance Code B	\$143,700	\$167,800
Total	\$328,300	\$167,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$69,900		\$800	
Interior Architecture	\$48,800		\$13,000	\$1,300
Electrical	\$2,800	\$600	\$1,100	\$600
Mechanical	\$21,300	\$4,700	\$3,600	\$4,300
Site Enclosure	\$3,300			
Site Pavements	\$28,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$178,400	\$9,200	\$22,500	\$10,200
Importance Code A	\$71,000	\$1,100	\$1,900	\$1,100
Importance Code B	\$62,900	\$8,100	\$20,500	\$8,600
Importance Code C	\$44,400			\$500
Total	\$178,400	\$9,200	\$22,500	\$10,200



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

Current R	Current Repair		Future Replacement		Maintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
80%		LIFE	* *	5	\$35,500	
		LIFE	* *	5	\$2,200	
			* *	5	•	
			* *	5	\$3,700	
		Area Afj	fected : 100%			
		Affected	d : 20%			
-		Affected	: 100%			
Location: Window S	Shutters					
2.50/		202-	ale de	_	4. - 0-	
	*				· ·	
				5	\$25,400	
		Area Aff	fected : 50%			
		4.00	1 250/			
		Affected	d: 25%			
		1.00	1 1000/			
	_	ea Affect	ed : 100%			
Location : Inrougho	out					
1000/ NI	¢22.700	2020	* *	-	¢24.000	
				5	\$34,000	
_		erate, Ar	еа Ајјестеа : 5%			
	-	. A.C	1.100/			
		Ајјестес	1:10%			
		Footod .	500%			
-		јестеи	3070			
Locuiton : Througho	·ui					
50/0		2057	* *	10	\$5,300	
			* *		•	
	\$120,900		* *	10	φ15,000	
			rea Affected · 15%			
		, 111	- 11,, cereu . 15/0			
_		ate. Area	Affected: 75%			
Location: Througho		, . 2. 00	JJ			
	80% 5% 10% 5% Now Deteriorated Finish, H Location: Window S Split/Cracked, Extent Location: Window S Split/Cracked, Extent Location: Window S T5% Now Deteriorated Finish, H Location: Throughed Dry Rot/Decay, Extent Location: Throughed Thermally Inefficient, Location: Throughed Thermally Inefficient, Location: East Side Dry Rot/Decay, Extent Location: East Side Dry Rot/Decay, Extent Location: East Side Dry Rot/Decay, Extent Location: Throughed Thermally Inefficient, Location: Throughed Thermall	80% 5% 10% 5% Now \$17,300 Deteriorated Finish, Extent: Moderate, Location: Window Shutters Dry Rot/Decay, Extent: Moderate, Area Location: Window Shutters Split/Cracked, Extent: Moderate, Area Location: Window Shutters 25% 75% Now \$63,700 Deteriorated Finish, Extent: Moderate, Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Thermally Inefficient, Extent: Light, Are Location: Throughout 100% Now \$33,700 Broken/Missing Elements, Extent: Moderate, Location: East Side Of Building Dry Rot/Decay, Extent: Moderate, Area Location: East Side Of Building Open Joints, Extent: Moderate, Area Location: Throughout 5% 35% 60% Now \$120,900 Broken/Missing Elements, Extent: Moderation: Throughout Gut/DS Non Func/Miss, Extent: Moderation: Throughout	80% LIFE 10% 2034 5% Now \$17,300 2034 Deteriorated Finish, Extent: Moderate, Area Affected Location: Window Shutters Dry Rot/Decay, Extent: Moderate, Area Affected Location: Window Shutters 25% 2037 75% Now \$63,700 2037 Deteriorated Finish, Extent: Moderate, Area Affected Location: Window Shutters 25% 2037 75% Now \$63,700 2037 Deteriorated Finish, Extent: Moderate, Area Affected Location: Throughout Dry Rot/Decay, Extent: Moderate, Area Affected Location: Throughout Thermally Inefficient, Extent: Light, Area Affected Location: Throughout 100% Now \$33,700 2039 Broken/Missing Elements, Extent: Moderate, Area Affected Location: East Side Of Building Dry Rot/Decay, Extent: Moderate, Area Affected Location: East Side Of Building Open Joints, Extent: Moderate, Area Affected Location: Throughout 5% 2057 35% 2034 60% Now \$120,900 LIFE Broken/Missing Elements, Extent: Moderate, Area Location: Throughout Gut/DS Non Func/Miss, Extent: Moderate, Area	Not Fail Date Estimated Cost FY	Sof Fail Date Estimated Cost FY Estimated Cost Cycle Total (Years) FY Estimated Cost Cycle Total (Years) FY Estimated Cost Cycle Cycle Total (Years) FY Estimated Cost Cycle Cycle Total (Years) FY Estimated Cost Cycle Cycle FY Estimated Cost FY Es	Sof Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Architecture		Current Repair Future Replacer		e Replacement	nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•			-				-
Floors								
Carpet	10%			2028	\$46,700	3	\$4,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$7,200	
Ceramic Tile	5%			2038	* *	5	\$1,600	
Marble Panels	5%			LIFE	* *	5	\$2,500	
Quarry Tile	5%			2042	* *	5	\$2,500	
Slate	15%			LIFE	* *	5	\$10,500	
Traffic Topping	5%			2034	* *	5	\$2,100	
Vinyl Tile	20%			2034	* *	3	\$2,500	
Wood	30%			2057	* *	5	\$18,500	
Interior Walls	- 0./				ale ale	4.0		
Cast in Place Concrete	5%			LIFE	* *	10	\$2,300	
Ceramic Tile	5%			2038	* *	5	\$900	
Gypsum Board	15%			LIFE	* *	5-10	\$4,700	
Masonry: Fieldstone	5%			LIFE	* *	10	\$400	
Plaster	10%			LIFE	* *	5-10	\$1,600	
Plaster	55%			LIFE	* *	5-10	\$8,600	
Wood	5%			LIFE	* *	5	\$7,400	
Ceilings	1.50/				ale ale	7 10	A.C. 200	
Exposed Concrete	15%	3.7	01.12.7 00	LIFE	* *	5-10	\$6,200	
Exposed Struc: Wood	Other Obs Location	: Roof Val	\$143,700 Extent : Severe, Are ley At Turret Roof tural Wood Beam			Broken		
Gypsum Board	15% Water Pen	4+	\$1,100 extent : Moderate, A	LIFE	* *	5	\$6,200	
Plaster	45%			LIFE	* *	5-10	\$25,400	
Site Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2049	* *			
Retaining Walls								
Masonry: Fieldstone	Jnt Morta		\$3,300 d, Extent : Modera out West Side Of E					
Site Pavements								
On-Site Walkways Pavers/Stone		4+ r Miss/Eroo : Through	\$7,900 l, Extent : Modera out	2032 te, Area A	* * Affected : 20%			
Parking/Driveway Asphalt	Other Obs Location	: Turn Arc	\$20,600 Extent : Moderate, ound Circle tively Pitched Tow		* * ected : 50% th Side Of Building	3		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

Electrical	Current Rep	air Fı	Future Replacement Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye		nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/	ф100 2 0	40	* *	_		
Fused Disc Sw	100% 4+ Water Present, Extent : I	\$100 20			5		
	Location : Electrical R		ciea . 2076	•			
	Other Observation, Exte		cted · 1009	2/6			
	Location : Electrical R		. 1007				
	Explanation : Main Ser		t 800 Amp	eres			
Switchgear / Switchboard	1		1				
Molded Case Bkrs	100%	20-	49	* *	5	\$600	
Raceway							
Conduit	100%	20	49	* *	1		
Panelboards							
Molded Case Bkrs	100%	20-	45	* *	5	\$600	
Wiring	1000/	20	40	ala ala			
Thermoplastic	100%	20	49	* *	1		
Motor Controllers	1000/	20	40	* *	-	¢100	
Locally Mounted Ground	100%	20	42		5	\$100	
Grounding Devices							
Generic	100%	LII	FE	* *	5	\$600	
Lighting						+ + + + + + + + + + + + + + + + + + + +	
Interior Lighting							
Fluorescent	45%	20	34	* *	10	\$9,100	
	T-8 Lamps And Fixtures, Location: Basement	Extent: Light, Area	a Affected .	: 100%			
Fluorescent	5%	20:	34	* *	10	\$1,000	
	Compact Fluorescent Lig Location : Basement	ght, Extent : Light, A	rea Affect	ed : 100%			
Incandescent	50%	20:	34	* *	2	\$200	
Egress Lighting							
Emergency, Service	25% Now Obsolete Fixtures, Exten	\$1,500 20. t : Moderate, Area A		* *	1		
	Location: Throughout		1.00	1000/			
	Other Observation, Exte	nt : Moderate, Area	Affected :	100%			
	Location: Basement	ou Dattom, Daolum C	'matau Ia N	lat In Camia			
E	Explanation: Emergen			* *		¢1 200	
Emergency, Battery	25% 50%	20:		**	10	\$1,300	
Exit, LED	JU70	20.	<i>J</i>		1		
Exterior Lighting Incandescent	100%	20:	29	\$75,800	2		
Lightning Protection							
Arresters/Cabling Generic	100%	20	22	* *	5	\$400	
Alarm	10070	20.	34		<i>J</i>	Φ 1 00	

Alarm

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 2388

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$2,400	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	ó			
	Location: Hallways					
	Explanation: Intrusion Alarm	Only, Motion Sensors				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$3,900	
	Other Observation, Extent : Ligh	nt, Area Affected : 100%	ó			
	Location : Throughout The Bu	ilding				
	Explanation : Strobe Lights, Sr	o .	Pull Statio	ons		

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	\$10,900	
	Other Obser	vation, Extent :	Light, Area	Affected	: 100%			
	Location:	Basement Boile	r Room					
	Explanatio	n: 2 Units						
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,600	
Terminal Devices								
Air Handler	20%			2034	* *	1	\$2,700	
Air Handler	5%	0-2	\$16,100	2039	* *	1	\$600	
	Not Energy Efficient, Extent : Moderate, Area Affected : 100% Location : Basement And Roof							
	On Extended	l Life, Extent : N	loderate, A	rea Affec	ted : 100%			
		Basement Servii						
Convector/Radiator	75%		-	2027	\$92,000	1	\$5,300	
Air Conditioning	7370			2021	\$72,000	1	\$5,500	
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment	10070			2037				
Reciprocating	75%			2039	* *	1	\$7,700	
Compr/Chiller	7370			2039		1	\$7,700	
Compi/Cimici	R-134a Refr	igerant, Extent :	Light Area	a Affected	1 · 75%			
	-	Throughout	218111, 11100	irijjeeree	.,5,0			
		vation, Extent :	Iiaht Area	Affected	. 75%			
		Various Locatio		Пуссиси	. 7570			
	Explanatio		11.5					
XX/*** 1 /XX/ . 11 T.T. **		n. + Onus		2024	¢11.000	1		
Window/Wall Unit	25%			2024	\$11,900	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset # : 2388

Mechanical	Current Repair	Future Re	eplacement	М				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning								
Distribution CW & CHW Wtr	100%	2049	* *	4	\$1,600			
Pipe/Pump	10076	2049		4	\$1,000			
Terminal Devices		•••	de de					
Air Handler/Dir	75%	2034	* *	1				
Expansion No Company	250/							
No Component	25%							
Heat Rejection No Component	25%							
No Component	75%							
Ventilation Ventilation	7370							
Distribution								
Ductwork/Diffusers	25%	LIFE	* *	2-5	\$4,900			
No Component	75%	LII L		2 3	ψ1,500			
Exhaust Fans	7370							
Interior	25%	2034	* *	2	\$200			
	Recent Installation, Extent :		00%		4			
	Location : Throughout							
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2039	* *	1				
Water Heater								
Gas Fired	100%	2027	\$14,000	2	\$300			
	Other Observation, Extent:	Light, Area Affected: 10	00%					
	Location: Mechanical Room							
<u> </u>	Explanation : Hard To Ac	cess, Insufficient Ventilat	ion					
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Submersible	100%	2023	\$800	4	\$700			
Backflow Preventer								
Generic	100%	2034	* *	1	\$1,400			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	1000/	* ****						
Hydraulic	100%	LIFE	**					
	Other Observation, Extent:	Light, Area Affected: 10	<i>IU%</i>					
	Location: Basement, 1, 2							
D: 0	Explanation: 1 Unit							
Fire Suppression								
Sprinkler No Component	200/							
No Component	20%	2040	* *	1.2	¢4 000			
Generic	80%	2049		1-2	\$4,900			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 19-Sep-2018 DEPARTMENT OF CULTURAL AFFAIRS - FY 2019

Asset Name : WEEKSVILLE HERITAGE CENTER

Address : 158 BUFFALO AVE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DCA0049.000 / 14809 Yr Built/Renovated : 2014 /

Area Sq Ft : 19,000 Project Type : CULTURAL AFFAIRS

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1356 Lot : 50 BIN : 3035918

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$62,300	\$62,300
Interior Architecture		\$117,900
Mechanical		\$185,300
Total	\$62,300	\$365,500
Importance Code A	\$62,300	\$62,300
Importance Code B		\$303,100
Total	\$62,300	\$365,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,300			
Interior Architecture	\$22,700			\$2,700
Electrical	\$1,500	\$1,600	\$1,300	\$1,300
Mechanical	\$3,100	\$4,400	\$4,300	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$33,600	\$10,000	\$9,500	\$11,900
Importance Code A	\$2,300	\$1,200		\$1,200
Importance Code B	\$31,300	\$8,700	\$9,500	\$10,700
Importance Code C				
Total	\$33,600	\$10,000	\$9,500	\$11,900



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Metal/Glass Curt Wall	20%		LIFE	* *	5	\$18,700	
Slate Panels	30%		LIFE	* *	5	\$11,200	
Wood	50%		2045	* *	5	\$124,700	
Windows							
Aluminum	100%		2050	* *	5	\$4,500	
Roof							
Metal Panel	40%		2045	* *	10	\$21,800	
Single Ply Membrane	50%		2036	* *	10	\$14,900	
Skylight, Metal/Glass	10%		2054	* *	10	\$9,900	
Soffits							
Stucco Cement	100%		2045	* *	5		
terior							
Floors							
Carpet	15%		2029	\$52,600	3	\$8,100	
Cast in Place Concrete	25%		LIFE	* *	5	\$14,700	
Ceramic Tile	5%		2043	* *	5	\$1,300	
Panel/Paver: Cer/Brk	55%		2050	* *	5	\$33,300	
Interior Walls						·	
Cast in Place Concrete	20%		LIFE	* *			
Concrete Masonry Unit	10%		LIFE	* *	5	\$1,600	
Gypsum Board	70%		LIFE	* *	5	\$17,000	
Ceilings							
AcousTileSusp.Lay-In	30%		2045	* *	5	\$8,100	
Gypsum Board	20%		LIFE	* *	5	\$6,700	
Wood	50%		LIFE	* *	5	\$117,900	
ite Enclosure							
Fence/Gates							
Iron Picket	100%		2072	* *			
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	t Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2054 **	5 \$100)
	Other Observation, Extent : Light, Area	ı Affected : 100%		
	Location: Electrical Room			
	Explanation : Main Service Disconne	ct Switch Rated At 2000 Am	iperes.	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Electrical		Current Repair Future		Replacement	cement Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard					_		
Fused Disc Sw	100%		2054	**	5	\$100	
		rvation, Extent : Light, Ared : Electrical Room	a Affected	: 100%			
		on : 2- Vertical Sections					
Raceway	Ехринии	on . 2- vertical Sections					
Conduit	100%		2054	* *	1		
Panelboards	10070		2001				
Fused Disc Sw	20%		2050	* *	5	\$100	
Molded Case Bkrs	80%		2050	* *	5	\$400	
Wiring							
Thermoplastic	100%		2054	* *	1		
Motor Controllers							
Variable Frequency	100%		2045	* *			
Drive							
Ground							
Grounding Devices	1000/		LIEE	* *	_	£200	
Generic	100%		LIFE	7- 7-	5	\$300	
Lighting Interior Lighting							
Fluorescent	90%		2036	* *	10	\$15,700	
Tuorescent		And Fixtures, Extent: Light		ected : 100%	10	Ψ15,700	
	_	: Throughout The Building	33				
LED	10%	0 0	2036	* *			
Egress Lighting	1070		2030				
Emergency, Battery	50%		2036	* *	10	\$2,300	
Exit, LED	50%		2063	* *	1	. ,	
Exterior Lighting							
LED	10%		2036	* *			
No Component	90%						
Alarm							
Security System							
No Component	70%		• • • •	di di		00.100	
Generic	30%		2036	**	1	\$2,100	
		rvation, Extent : Light, Area	a Affected	: 100%			
		: Hallways And Outside					
Fire/Smoke Detection	Ехріапап	on : CCTV Surveillance Ca	merus				
Generic, Digital	100%		2036	* *	1-3	\$11,700	
Concret, Digital		rvation, Extent : Light, Area		: 100%	1.3	Ψ11,700	
		: Throughout The Building	,,, 50,000				
		on : Strobe Lights, Manual	Pull Statio	ns, Alarm Bells. S	moke De	tectors And Horns	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	100/	2054	ala ala			
Electricity	10%	2054	* *	1		
No Component	90% Other Observation Extent : Liek	ot Amag Affactad . 00	0/			
	Other Observation, Extent: Light Location: Back Yard	u, Area Ajjeciea . 07	∕o			
	Explanation: Geothermal Ener	rov Is Reen Used Fo	or This Facility			
Conversion Equipment	Explanation . Geometrial Energy	sy is been osca i o	This I deiniy			
Heat Pump Air Sourced	90%	2029		2	\$5,300	
	Other Observation, Extent : Ligh		0%		40,000	
	Location: Various Locations					
	Explanation: 8 Units					
Radiant Heater	10%	2033	* *	2	\$900	
Terminal Devices						
Fan Coil Unit/Heat	100%	2033	* *	1	\$6,100	
Air Conditioning						
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment	2007		* * * * * *			
Heat Pump Water	90%	2029	\$185,300			
Sourced	Other Observation, Extent : Ligh	ut Area Affected : Of	n <i>o</i> /			
	Location: Various Locations	и, Агеа Ајјества . 90	770			
	Explanation: 8 Units. R-410a					
Split Unit	10%	2033	* *			
Spiit Oliit	Other Observation, Extent: Ligh					
	Location: Roof	и, птей пурестей. Те	,,0			
	Explanation: 2 Units. R-410a					
Terminal Devices	1					
Fan Coil - 2 Pipe	100%	2033	* *	1	\$6,100	
Heat Rejection						
Air Cooled Condenser	10%	2033	* *	2	\$1,300	
Unit						
Geothermal	90%	2056	* *	1		
Ventilation						
Distribution 1/Disc	1000/	IIDD	* *	2.5	#10.600	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,600	
Exhaust Fans Interior	75%	2033	* *	2	\$400	
Roof	75% 25%	2033	**	2 2	\$400 \$100	
Plumbing	4370	2033			\$100	
H/C Water Piping						
Brass/Copper	100%	2054	* *	1		
Water Heater				-		
Electric	100%	2026	\$16,000	4	\$100	
Sanitary Piping					· · · · · · · · · · · · · · · · · · ·	
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14809

Mechanical	Current Repair	r Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estir	nated Cost Cyc (Yr	ele Estimated Cost s)	Priority
Plumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Sewage Ejector(s)					
Electric	100%	2036	** 4	\$1,100	
Backflow Preventer					
Generic	100%	2036	** 1	\$1,200	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent : Light, Area Affected : 100%				
	Location: Basement To 2	2nd Floor			
	Explanation: 1 Unit				
Fire Suppression					
Standpipe					
Generic	100%	2054	* * 1-5	\$9,600	
Sprinkler					
Generic	100%	2054	** 1-2	\$5,300	
Fire Pump					
Generic	100%	2041	** 1	\$3,600	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

Project: CULTURAL AFFAIRS

CAPITAL Miscellaneous Buildings EXPENSE		FY	FY 2020 - 2023 6,901,900 FY 2020 FY 2021		FY 2024 - 2029		
						4,621,800 FY 2023	
		FY 2020			FY 2022		
Miscella	aneous Buildings	668,600	181,300		203,100	191,100	
ASSET#	NAME			SQFT	CAPITAL	EXPENSE	
1578	HISTORIC RICHMOND TO	OWN TINSMITH SHO)P	724	24,400	15,300	
1579	HISTORIC RICHMOND TO CARRIAGE HOUSE	OWN STORAGE BLD	G/	2,400	123,000	8,600	
1580	HISTORIC RICHMOND TO	OWN STORAGE SHE	D	2,400	123,000	8,600	
1581	HISTORIC RICHMOND TO	OWN CROCHERON I	HOUSE	4,557	233,600	16,300	
1593	HISTORIC RICHMOND TO RAILROAD STATION	OWN OLD NEW DRO	P	1,082	55,500	3,900	
1594	HISTORIC RICHMOND TO STORE/RAILROAD STAT			533	17,900	11,300	
1596	HISTORIC RICHMOND TO	OWN BOEHM HOUS	Е	2,931	150,300	10,500	
1597	HISTORIC RICHMOND TO	OWN CHRISTOPHER	HOUSE	880	45,100	3,100	
1599	HISTORIC RICHMOND TO	OWN BRITTON COT	ΓAGE	4,561	233,800	16,300	
1600	HISTORIC RICHMOND TO HOUSE	OWN KRUSER - FINI	LEY	1,809	92,700	6,500	
1601	HISTORIC RICHMOND TO	OWN STORAGE		720	24,200	15,300	
1602	HISTORIC RICHMOND TO HOUSE	OWN BASKET MAKI	ERS	1,098	56,300	3,900	
1603	HISTORIC RICHMOND TO	OWN BENNETT HOU	JSE	2,839	145,600	10,100	
1604	HISTORIC RICHMOND TO	OWN CARPENTER S	HOP	302	0	10,500	
2151	BRONX ZOO STORAGE S	HED-#15		280	0	9,700	
2152	BRONX ZOO SKYRIDE ST	ΓORAGE BUILDING-	#16	3,421	175,400	12,200	
2163	BRONX ZOO SAFARI ICE	CREAM STAND		624	21,000	13,200	
2165	STATEN ISLAND ZOOLO ENCLOSURE AT CHILDR			240	0	8,300	
2166	STATEN ISLAND ZOOLO	GICAL SOCIETY BA	RN	325	0	11,300	
2167	STATEN ISLAND ZOOLO BRIDGE	GICAL SOCIETY CO	VERED	800	26,900	17,000	
2168	STATEN ISLAND ZOOLO BARN	GICAL SOCIETY PO	NY	748	25,200	15,900	
2169	BRONX ZOO FLAMINGO	PUB RESTAURANT	- #8	3,075	157,600	11,000	
2170	BRONX ZOO BIRDS OF P	REY - #9		5,000	256,300	17,900	
2171	BRONX ZOO BEEBE'S LA	.B - #10		2,070	106,100	7,400	
2172	BRONX ZOO BOSTON RE). ENTRANCE BUILE	DING	255	0	8,800	
2173	BRONX ZOO AFRICAN H HOLDING	IGHLANDS BABOO	N	1,800	92,300	6,400	
2174	BRONX ZOO ANIMAL BA	ARN - #13		1,440	73,800	5,100	
2175	BRONX ZOO EXISTING A	NIMAL HOSPITAL		3,300	169,200	11,800	
2176	BRONX ZOO SKY FARI-V	VEST TERMINAL - #	17	2,110	108,200	7,500	
2178	BRONX ZOO AMPHITHE	ATER - #25		1,350	69,200	4,800	
Note:	All component repairs \$ estimates are in	n current dollars and are not	escalated for poten	ntial future infla	tion.		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET	# NAME	SQFT	CAPITAL	EXPENSE
2179	BRONX ZOO DESERT HOUSE CANOPY - #26	1,250	64,100	4,500
2180	BRONX ZOO CHILDREN'S ZOO NURSERY - #27	624	21,000	13,200
2181	BRONX ZOO CHILDREN'S ZOO COMFORT STA - #28	320	0	11,100
2182	BRONX ZOO SAFARI SNACK BAR	600	20,200	12,700
2183	BRONX ZOO JUNGLE STAND	140	0	4,900
2184	BRONX ZOO COMFORT STATION	1,000	51,300	3,600
2185	BRONX ZOO SOUVENIR BUILDING	4,250	217,900	15,200
2190	BRONX ZOO GARAGE	400	0	13,900
2191	BRONX ZOO BIRD CAGES	1,200	61,500	4,300
2193	BRONX ZOO OSTRICH STORAGE SHED	375	0	13,000
2194	BRONX ZOO EXHIBIT BARN	1,575	80,700	5,600
2195	BRONX ZOO WD STORAGE	225	0	7,800
2196	BRONX ZOO WD STORAGE	255	0	8,800
2197	BRONX ZOO LION BUILDING	1,548	79,400	5,500
2198	BRONX ZOO AFRICAN PLAINS STAND	272	0	9,400
2199	BRONX ZOO AFRICAN REFRESHMENT STAND	120	0	4,200
2200	BRONX ZOO COMFORT STATION	1,000	51,300	3,600
2201	BRONX ZOO EXHIBIT BARN	2,500	128,200	8,900
2202	BRONX ZOO BLACK SMITH SHOP	4,050	207,600	14,500
2203	BRONX ZOO REFRESHMENT STAND	160	0	5,500
2204	BRONX ZOO CRANES AND TAKINS BUILDING	450	15,100	9,500
2205	BRONX ZOO POLAR BEAR CAGES	850	28,600	18,000
2206	BRONX ZOO SKYFARI EAST TERM	1,920	98,400	6,900
2207	BRONX ZOO REFRESHMENT STAND	160	0	5,500
2208	BRONX ZOO AFRICAN THEATRE	300	0	10,400
2209	BRONX ZOO REFRESHMENT STAND	320	0	11,100
2210	BRONX ZOO SOUVENIR STAND	160	0	5,500
2211	BRONX ZOO SOUVENIR STORE	336	0	11,600
2212	BRONX ZOO AFRICAN COMFORT STATION	1,680	86,100	6,000
2213	BRONX ZOO BENGALI EXPRESS	4,800	246,100	17,200
2214	BRONX ZOO PROPAGATION BUILDING	1,800	92,300	6,400
2215	BRONX ZOO BARN	1,000	51,300	3,600
2216	BRONX ZOO ANIMAL INCINERATOR	1,400	71,800	5,000
2217	BRONX ZOO COMFORT AND STORAGE BUILDING	784	26,400	16,600
2218	NY AQUARIUM GIFT SHOP	828	27,900	17,500
2219	NY AQUARIUM TRIANG	863	44,200	3,100
2220	NY AQUARIUM REFRESHMENTS	576	19,400	12,200
2221	NY AQUARIUM ART BUILDING	372	0	12,900
2222	NY AQUARIUM RESTROOM	1,256	64,400	4,500
2223	NY AQUARIUM SHARK BUILDING	1,925	98,700	6,900
2224	NY AQUARIUM EXHIBIT	5,100	261,500	18,200
2225	NY AQUARIUM VAULT	653	22,000	13,800
2226	NY AQUARIUM FOOD PREP	515	17,300	10,900
2228	NEW YORK BOTANICAL GARDEN STONE COTTAGE	2,608	133,700	9,300
3.7				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF CULTURAL AFFAIRS - 126

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
2229	BRONX ZOO PENGUIN BUILDING	1,170	60,000	4,200
2230	BRONX ZOO GREENHOUSE	5,860	300,400	20,900
2239	WAVE HILL THE FLOWER GARDEN GREENHOUSE	1,990	102,000	7,100
2240	WAVE HILL GREENHOUSE	700	23,600	14,800
2241	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG J	225	0	7,800
2244	BRONX ZOO ANIMAL HOLDING SHED	192	0	6,700
2248	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG Q	1,870	95,900	6,700
2249	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG U	400	0	13,900
2250	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG V	592	19,900	12,500
2251	SNUG HARBOR CULT CNTR/ BOTN GDN BLDG W	697	23,500	14,800
2253	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 1	2,664	136,600	9,500
2254	SNUG HARBOR CULT CNTR/ BOTN GDN ART STUDIO 3	2,664	136,600	9,500
2255	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 1	2,664	136,600	9,500
2256	SNUG HARBOR CULT CNTR/ BOTN GDN PRE-SCHOOL 2	2,664	136,600	9,500
2258	NEW YORK BOTANICAL GARDEN GARAGE	1,872	96,000	6,700
2631	HISTORIC RICHMOND TOWN CARRIAGE AND WAGON MANUFACTORY	1,936	99,300	6,900
2648	BRONX ZOO AFRICAN TERRACE	2,720	139,400	9,700
2798	STATEN ISLAND ZOOLOGICAL SOCIETY TICKET BOOTHS (2)	50	0	1,700
2801	BRONX ZOO CAMEL BUILDING	3,066	157,200	11,000
2856	BRONX ZOO NYALA BARN	3,498	179,300	12,500
13100	ENGINE CO. 204	3,806	195,100	13,600
14649	NEW YORK BOTANICAL GARDEN HORTICULTURAL OPERATIONS	3,500	179,400	12,500
14751	NY AQUARIUM LIVE SHARK EXHIBITS	57,000	2,922,200	203,700
14752	NY AQUARIUM OCEAN WONDERS	6,500	333,200	23,200
14831	BRONX ZOO CONSERVATION BLDG	2,500	128,200	8,900
14832	BRONX ZOO BARABARUSA BARN	4,200	215,300	15,000
14833	BRONX ZOO QUARANTINE FACILITY	4,395	225,300	15,700
14834	BRONX ZOO LAMANTINA AMBASSADOR CENTER	8,500	435,800	30,400
14835	BRONX ZOO BUTTERFLY GARDEN	1,000	51,300	3,600

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.