

Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

**Asset Name** : **BROOKLYN CENTRAL LIBRARY**  
**Address** : **1 GRAND ARMY PLAZA @ FLATBUSH AVE. & EASTERN PKWY.**  
**Borough** : **BROOKLYN** Agency's Number : **N/A**  
**Program / Asset #** : **BPL0001.000 / 2136** Yr Built/Renovated : **1940 / 2009**  
**Area Sq Ft** : **350,000** Project Type : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **25-Jul-2012** Landmark Status : **EXTERIOR LANDMARK**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,2,3,5**  
**Block** : **1183** Lot : **2** BIN : **3029665**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,386,900	\$1,105,000
Interior Architecture	\$674,900	\$390,400
Electrical	\$231,900	\$2,243,400
Mechanical	\$1,484,100	\$2,777,500
<b>Total</b>	<b>\$3,777,800</b>	<b>\$6,516,300</b>
Priority A	\$1,386,900	\$1,105,000
Priority B	\$1,754,200	\$5,262,400
Priority C	\$636,700	\$148,900
<b>Total</b>	<b>\$3,777,800</b>	<b>\$6,516,300</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$800	\$2,300		\$12,300
Interior Architecture	\$34,200	\$68,700	\$6,100	\$16,800
Electrical	\$6,600	\$7,300	\$7,300	\$17,700
Mechanical	\$119,900	\$80,300	\$166,900	\$75,200
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
<b>Total</b>	<b>\$202,800</b>	<b>\$199,900</b>	<b>\$221,600</b>	<b>\$163,300</b>
Priority A	\$800	\$2,300		\$12,300
Priority B	\$202,000	\$149,300	\$215,500	\$134,200
Priority C		\$48,300	\$6,100	\$16,800
<b>Total</b>	<b>\$202,800</b>	<b>\$199,900</b>	<b>\$221,600</b>	<b>\$163,300</b>



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

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BROOKLYN CENTRAL LIBRARY**  
**Asset # : 2136**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			A
Masonry: Brick	5%			LIFE	**	5	\$7,200	A
Masonry: Granite	5%	0-2	\$53,200	LIFE	**	5	\$5,400	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	62%	0-2	\$245,700	LIFE	**	5	\$67,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$49,700	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Balcony Conference Room</i>								
Metal Coiling Doors	2%			2028	**	5	\$9,000	A
Pre-Cast Concrete	10%	4+	\$56,700	LIFE	**	5	\$47,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade Between Popular Library And Languages</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade Between Popular Library And Languages</i>								
Stucco Cement	9%	Now	\$44,700	2036	**	5	\$16,300	A
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Overhead Doors Facing Parking Area</i>								
<i>Explanation : Corroded Steel Lintels</i>								
Windows								
Aluminum	10%			2039	**	5	\$3,200	A
Aluminum	5%			2045	**	5	\$1,600	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Balcony Conference Room</i>								
Bronze/Brass	60%	Now	\$211,600	2031	**	5	\$60,800	A
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	10%	Now	\$61,800	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade Facing Second Floor Roof</i>								
<i>Explanation : Corroded Steel Support</i>								
Steel	15%	0-2	\$310,100	2048	**	5	\$30,400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs, Sections Of South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs, Sections Of South Facade</i>								

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**Asset # : 2136**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$4,500	A
Masonry: Limestone	65%			LIFE	**	5	\$14,600	A
Stucco Cement	10%			2036	**	5	\$4,600	A
Roof								
Asphalt Macadam	15%			2028	**	5	\$15,500	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Parking Area</i>								
Modified Bitumen	73%	Now	\$357,500	2023	\$893,800			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Third Floor Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Third Floor Roof</i>								
Plaza Roof: Stone Panels	10%			2049	**			A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Plaza</i>								
<i>Explanation : Recent Replacement Evident</i>								
Skylight, Metal/Glass	2%	Now	\$45,600	2033	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Third Floor Roof Over Art And Music Areas</i>								
Interior								
Floors								
Carpet	15%			2022	\$393,400	3	\$91,500	C
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Auditorium</i>								
Cast in Place Concrete	7%			LIFE	**	5	\$62,300	C
Ceramic Tile	3%			2032	**	5	\$12,200	C
Terrazzo	5%			LIFE	**	5	\$15,900	C
Terrazzo	2%			LIFE	**	5	\$6,400	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Vinyl Tile	33%	2-4	\$558,200	2028	**	3	\$50,300	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
Vinyl Tile	30%			2028	**	3	\$45,800	C
Vinyl Tile	5%			2031	**	3	\$7,600	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Balcony Conference Room</i>								

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<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			C
Concrete Masonry Unit	5%			LIFE	**	5	\$4,300	C
Glass: Single Pane	5%			LIFE	**	5	\$8,100	C
Gypsum Board	20%			LIFE	**	5	\$26,000	C
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Auditorium And Balcony Conference Room</i>								
Masonry: Brick	5%			LIFE	**			C
Marble Panels	2%	Now	\$41,300	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Auditorium Exit</i>								
Plaster	43%	Now	\$37,300	LIFE	**	5	\$27,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Balcony Corridor Facing Lobby</i>								
Wood	10%			LIFE	**	5	\$86,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Auditorium</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2036	**	5	\$76,300	B
AcousTileConcealSpLn	20%	0-2	\$34,200	2028	**	5	\$50,900	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2036	**	5	\$40,700	B
Exposed Concrete	10%			LIFE	**	5	\$6,400	B
Gypsum Board	5%			LIFE	**	5	\$25,400	B
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Auditorium And Balcony Conference Room</i>								
Gypsum Board	10%			LIFE	**	5	\$50,900	B
Plaster	30%			LIFE	**	5	\$76,300	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	50%			2049	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2049	**	5	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps Main Disconnect Switch</i>								

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Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	100%			2040	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Transformers @ 500 Kva</i>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2049	**	5	\$3,800	B
Molded Case Bkrs	50%			2049	**	5	\$3,800	B
Raceway								
Conduit	60%			2023	\$176,200	1		B
Conduit	10%			2033	**	1		B
Conduit	30%			2049	**	1		B
Panelboards								
Molded Case Bkrs	65%			2022	\$192,100	5	\$4,900	B
Molded Case Bkrs	30%			2045	**	5	\$2,300	B
Molded Case Bkrs	5%			2031	**	5	\$400	B
Wiring								
Braided Cloth	20%	2-4	\$66,400	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	60%			2033	**	1		B
Thermoplastic	20%			2049	**	1		B
Motor Controllers								
Locally Mounted	20%			2028	**	5	\$400	B
Locally Mounted	70%			2021	\$389,700	5	\$1,400	B
Locally Mounted	10%			2040	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2023	\$1,143,200	10	\$162,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	20%			2031	**	10	\$49,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 And T-5 Lamps</i>						
Fluorescent	5%			2018	\$87,900	10	\$12,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Uisng T-12 Lamps</i>						
HID	5%			2031	**	10	\$400	B
HID	2%			2018	\$24,700	10	\$200	B
Incandescent	3%			2018	\$52,800	2	\$200	B
<b>Egress Lighting</b>								
Emergency, Service	40%			2023	\$19,700	1		B
Emergency, Service	10%			2031	**	1		B
Exit, LED	10%			2058	**	1		B
Exit, Service	40%			2023	\$19,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$130,300	10	\$900	B
<b>Alarm</b>								
<b>Security System</b>								
Not Accessible	100%							D
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2028	**	1-3	\$53,000	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2043	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Tank Of 15,000 Gallons</i>						
<b>Conversion Equipment</b>								
Steam Boiler	100%			2040	**	1	\$269,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Boilers</i>						

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Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$13,400	B
Terminal Devices								
Air Handler	60%			2018	\$1,093,500	1	\$101,000	B
Convactor/Radiator	40%			2028	**	1	\$35,200	B
Air Conditioning								
Energy Source								
Electricity	30%			2031	**	1		B
Steam/HW System	70%			2033	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2031	**	1	\$107,200	B
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers Penthouse</i>								
Ext Pkg Unit - Cooling	15%			2023	\$234,000	2	\$2,500	B
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Split Systems</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2033	**	4	\$13,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$1,435,800	1	\$168,300	B
Heat Rejection								
Air Condenser Unit	15%			2023	\$101,300	2	\$28,400	B
Water Cool Tower	85%	Now	\$16,500	2024	\$824,700	2	\$186,000	B
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : One Of The Cooling Towers</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$151,600	B
Exhaust Fans								
Interior	95%	Now	\$17,800	2018	\$355,000	2	\$6,400	B
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fan Room</i>								
Roof	5%			2023	\$13,400	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
Water Heater								
Gas Fired	100%			2021	\$78,700	2	\$4,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$11,200	4	\$2,000	B

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Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s)								
Compressed Air	100%			2023	\$29,000	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Seven Units</i>						
Escalators								
Under 20' Rise	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$137,300	B
Sprinkler								
No Component	60%							D
Generic	40%			2043	* *	1-2	\$30,500	B

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Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

**Asset Name** : BUSINESS LIBRARY  
**Address** : 280 CADMAN PLAZA WEST BTWN: TILLERY ST.- PIERREPONT ST  
**Borough** : BROOKLYN **Agency's Number** : 50  
**Program / Asset #** : BPL0002.000 / 2137 **Yr Built/Renovated** : 1962 / 2002  
**Area Sq Ft** : 52,545 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 08-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 239 **Lot** : 16 **BIN** : 3001939

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$249,500	
Interior Architecture	\$35,100	
Electrical	\$199,300	\$119,600
Mechanical		\$120,900
<b>Total</b>	<b>\$483,900</b>	<b>\$240,400</b>
Priority A	\$249,500	
Priority B	\$199,300	\$240,400
Priority C	\$35,100	
<b>Total</b>	<b>\$483,900</b>	<b>\$240,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$91,700		\$12,700	
Interior Architecture	\$64,000	\$5,200		\$4,600
Electrical	\$11,800	\$2,600	\$28,500	\$2,700
Mechanical	\$33,200	\$8,800	\$18,600	\$11,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$208,600</b>	<b>\$24,500</b>	<b>\$67,700</b>	<b>\$26,600</b>
Priority A	\$91,700		\$12,700	
Priority B	\$85,000	\$19,300	\$55,000	\$22,100
Priority C	\$31,900	\$5,200		\$4,600
<b>Total</b>	<b>\$208,600</b>	<b>\$24,500</b>	<b>\$67,700</b>	<b>\$26,600</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY**  
**Asset # : 2137**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	7%	Now	\$5,600	LIFE	**	5	\$1,600	A
	<i>Spalling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bulkhead And Chimney Stack</i>							
Masonry: Limestone	75%			LIFE	**	5	\$13,200	A
	<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Light, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
Granite Panels	15%			LIFE	**	5	\$2,600	A
Window Wall	3%			2042	**	5	\$2,600	A
Windows								
Aluminum	100%	Now	\$16,600	2038	**	5	\$1,700	A
	<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	47%	Now	\$25,100	LIFE	**	5	\$3,700	A
	<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Inside Face</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	35%	0-2	\$16,800	LIFE	**	5	\$3,500	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Rail	3%			2035	**	5-10	\$4,300	A
Granite Panels	15%			LIFE	**	5	\$1,300	A
Roof								
Modified Bitumen	75%	0-2	\$24,900	2017			\$249,500	A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South Side</i>							
Modified Bitumen	25%			2027	**	10	\$11,400	A
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$33,300	C
Ceramic Tile	10%			2031	**	5	\$6,100	C
Terrazzo	5%			LIFE	**	5	\$2,400	C
Vinyl Tile	60%	Now	\$35,100	2027	**	3	\$13,700	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Reading Rooms Throughout</i>							

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY**  
**Asset # : 2137**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	10%			2031	**	5	\$4,300	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	C
Gypsum Board	55%			LIFE	**	5	\$14,200	C
Mosaic Tile	10%	Now	\$31,900	LIFE	**			C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Stairwell Throughout</i>								
Wood	15%			LIFE	**	5	\$25,900	C
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$24,600	2035	**	5	\$18,300	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Check Out Areas And Children Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Check Out Areas And Children Reading Room</i>								
Exposed Concrete	20%			LIFE	**	5	\$1,900	B
Gypsum Board	5%			LIFE	**	5	\$3,800	B
Metal Panel	15%	Now	\$7,500	LIFE	**	5	\$11,400	B
<i>Loose Units, Extent : Light, Area Affected : 30%</i>								
<i>Location : Corridor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$5,200	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2022	\$60,200	5	\$1,100	B
Raceway								
Conduit	80%			2022	\$28,600	1		B
Conduit	20%			2032	**	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$5,100	5	\$100	B
Molded Case Bkrs	60%			2021	\$30,800	5	\$700	B
Molded Case Bkrs	30%			2030	**	5	\$300	B
Wiring								
Braided Cloth	20%	2-4	\$7,900	2047	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	60%			2032	**	1		B
Thermoplastic	20%			2032	**	1		B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY**  
**Asset # : 2137**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	50%			2027	**	5	\$100	B
Locally Mounted	50%			2020	\$16,100	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	67%			2017	\$163,100	10	\$25,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2027	**	10	\$11,200	B
Incandescent	3%			2017	\$7,300	2		B
Egress Lighting								
Emergency, Service	50%			2022	\$3,400	1		B
Exit, Service	50%			2022	\$3,400	1		B
Exterior Lighting								
HID	100%			2017	\$18,100	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$4,800	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	**	1-3	\$19,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$20,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 7 Gas Fired Sectional Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$2,000	B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY**  
**Asset # : 2137**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	5%	0-2	\$12,600	2032	**	1	\$1,100	B
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Dampers Are Disconnected Due To Poor Controllability Of System</i>								
Air Handler	85%			2027	**	1	\$21,400	B
Convactor/Radiator	10%			2035	**	1	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	90%			2027	**	1	\$17,000	B
Ext Pkg Unit - Cooling	10%			2022		2	\$300	B
Distribution								
Chilled Wtr Pipe/Pump	2%	0-2	\$4,600	2052	**	4		B
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor, Defective Pump Seals And Bearings</i>								
Chilled Wtr Pipe/Pump	98%			2042	**	4	\$2,000	B
Terminal Devices								
Fan Coil - Cool/Heat	100%			2027	**	1	\$13,200	B
Heat Rejection								
Air Condenser Unit	10%			2022		2	\$2,800	B
Water Cool Tower	90%			2023		2	\$36,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,700	B
Exhaust Fans								
Roof	100%			2027	**	2	\$1,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2048	**	1		B
Galv Iron/Steel	95%			2027	**	1		B
Water Heater								
Gas Fired	100%			2022		2	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : New Unit Installed</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2022		4	\$1,300	B
Backflow Preventer								
Generic	100%			2027	**	1	\$2,500	B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY**  
**Asset # : 2137**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Sub Basement Thru Second Floor</i>						
		<i>Explanation : One Unit</i>						
Hydraulic	50%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : First Thru Second Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	75%							D
Generic	25%			2042	**	1-2	\$2,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Exterior</i>						
		<i>Explanation : No Siamese Connection Evident</i>						

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Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

**Asset Name** : FLATBUSH BRANCH LIBRARY  
**Address** : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE  
**Borough** : BROOKLYN **Agency's Number** : 38  
**Program / Asset #** : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2010  
**Area Sq Ft** : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 08-Jul-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5086 **Lot** : 15 **BIN** : 3116706

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$189,700	
Mechanical		\$207,200
<b>Total</b>	<b>\$189,700</b>	<b>\$207,200</b>
Priority A	\$189,700	
Priority B		\$207,200
<b>Total</b>	<b>\$189,700</b>	<b>\$207,200</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$78,100			\$3,100
Interior Architecture	\$33,400	\$1,600		\$2,700
Electrical	\$700	\$500	\$18,700	\$800
Mechanical	\$4,100	\$6,700	\$5,100	\$7,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$120,300</b>	<b>\$12,700</b>	<b>\$27,800</b>	<b>\$18,200</b>
Priority A	\$78,100			\$3,100
Priority B	\$11,900	\$11,200	\$27,800	\$12,400
Priority C	\$30,300	\$1,600		\$2,700
<b>Total</b>	<b>\$120,300</b>	<b>\$12,700</b>	<b>\$27,800</b>	<b>\$18,200</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glass Block	2%	Now	\$2,500	LIFE	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	83%	Now	\$125,600	LIFE	**	5	\$18,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Exit</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%	Now	\$14,100	LIFE	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$8,100	LIFE	**	5	\$7,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<b>Windows</b>								
Aluminum	93%	Now	\$22,400	2038	**	5	\$2,300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	2-4	\$1,600	2025	**			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Steel	2%	2-4	\$5,800	2047	**	5	\$600	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	0-2	\$9,500	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$64,100	LIFE	**	5	\$4,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Metal Panel	5%	Now	\$4,600	2042	**	5	\$500	A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Joints</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Joints At Coping</i>								
Roof								
Built-Up (BUR)	93%	Now	\$9,400	2027	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Skylight, Metal/Glass	5%			2048	**	10	\$3,100	A
Skylight, Metal/Glass	2%			2032	**	10	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	C
Ceramic Tile	5%			2031	**	5	\$1,300	C
Terrazzo	5%	2-4	\$1,900	LIFE	**	5	\$1,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%			2027	**	3	\$9,400	C
Vinyl Tile	10%	Now	\$24,200	2032	**	3	\$900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

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

## Interior

## Interior Walls

Ceramic Tile	5%			2031	**	5	\$1,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	C
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C
Gypsum Board	10%			LIFE	**	5	\$2,300	C
Marble Panels	5%			LIFE	**			C
Plaster	60%			LIFE	**	5	\$6,800	C
Plaster	5%	Now	\$1,800	LIFE	**	5	\$600	C

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

*Location : Mens Restroom In Basement*

*Paint Peeling, Extent : Moderate, Area Affected : 5%*

*Location : Meeting Room On Second Floor*

## Ceilings

AcousTileSusp.Lay-In	25%			2035	**	5	\$6,300	B
Gypsum Board	10%			LIFE	**	5	\$3,100	B
Plaster	65%			LIFE	**	5	\$10,200	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2042	**	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	60%			2042	**	5		B
Molded Case Bkrs	40%			2032	**	5	\$200	B

## Raceway

Conduit	70%			2022		1	\$17,200	B
Conduit	30%			2042	**	1		B

## Panelboards

Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	70%			2038	**	5	\$300	B
Molded Case Bkrs	20%			2021		5	\$4,600	B

## Wiring

Thermoplastic	80%			2042	**	1		B
Thermoplastic	20%			2022		1	\$5,300	B

## Motor Controllers

Locally Mounted	100%			2035	**	5	\$100	B
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## Ground

## Grounding Devices

Generic	50%			LIFE	**	5	\$100	B
Generic	50%			LIFE	**	5	\$100	B

## 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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	77%			2027	**	10	\$12,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	20%			2027	**	10	\$3,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Hallway, Basement Storage And Hallway</i>							
	<i>Explanation : T-5 Lamps</i>							
Incandescent	3%			2027	**	2		B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	**	10	\$2,200	B
Exit, Service	50%			2027	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2027	**	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2027	**	1	\$2,000	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2027	**	1-3	\$3,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2032	**	1		B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2042	**	1	\$8,800	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,300	B
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<b>Terminal Devices</b>								
Air Handler	40%			2022	\$44,300	1	\$4,400	B
Air Handler	20%			2030	**	1	\$2,200	B
Convactor/Radiator	40%			2027	**	1	\$2,300	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2038	**	1		B

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2022	\$69,700	1	\$8,300	B
Distribution								
Chilled Wtr Pipe/Pump	80%			2032	**	4	\$1,100	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	60%			2022	\$52,300	1	\$6,600	B
Air Handler/Cool/Ht	20%			2027	**	1	\$2,200	B
Fan Coil - Cool/Heat	20%			2027	**	1	\$1,200	B
Heat Rejection								
Air Condenser Unit	100%			2022	\$41,000	2	\$12,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	B
Exhaust Fans								
Roof	100%			2030	**	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2032	**	1		B
Galv Iron/Steel	80%			2027	**	1		B
Water Heater								
Electric	100%			2022	\$3,200	4	\$100	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2030	**	4	\$1,300	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2022	\$10,400	4	\$1,300	B
Backflow Preventer								
Generic	100%	0-2	\$100	2030	**	1	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Slight Leak</i>								
Fixtures								
Generic	100%							B
Vertical Transport								

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**BROOKLYN PUBLIC LIBRARY - 038  
 FLATBUSH BRANCH LIBRARY  
 Asset # : 4202**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Vertical Transport Elevators Hydraulic	100%			LIFE		* *		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B-2</i> <i>Explanation : 1 Unit</i>								

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

Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

Asset Name : **KINGS HIGHWAY BRANCH LIBRARY**  
 Address : **2115 OCEAN AVE. @KINGS HIGHWAY**  
 Borough : **BROOKLYN** Agency's Number : **45**  
 Program / Asset # : **BPL0004.000 / 4206** Yr Built/Renovated : **1962 / 2009**  
 Area Sq Ft : **23,822** Project Type : **BROOKLYN PUBLIC LIBRARY**  
 Date of Survey : **12-Oct-2012** Landmark Status : **NONE**  
 Areas Surveyed : **Basement, Roof, Floors 1,2**  
 Block : **6783** Lot : **68** BIN : **3182576**

<b>CAPITAL</b>		<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture		\$82,700	
Interior Architecture		\$42,900	
<b>Total</b>		<b>\$125,600</b>	
Priority A		\$82,700	
Priority C		\$42,900	
<b>Total</b>		<b>\$125,600</b>	

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$36,400			
Interior Architecture	\$74,800		\$2,900	
Electrical	\$900	\$900	\$700	\$500
Mechanical	\$11,800	\$2,800	\$6,100	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$128,000</b>	<b>\$7,600</b>	<b>\$13,600</b>	<b>\$6,800</b>
Priority A	\$36,400			
Priority B	\$54,300	\$7,600	\$10,700	\$6,800
Priority C	\$37,300		\$2,900	
<b>Total</b>	<b>\$128,000</b>	<b>\$7,600</b>	<b>\$13,600</b>	<b>\$6,800</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$82,700	LIFE	**	5	\$24,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Office In Basement</i>								
Masonry: Limestone	2%			LIFE	**	5	\$800	A
Metal Panel	5%			2044	**	5-10	\$9,300	A
Window Wall	3%			2044	**	5	\$3,000	A
Windows								
Aluminum	100%			2040	**	5	\$3,800	A
Parapets								
Masonry: Brick	80%	Now	\$17,500	LIFE	**	5	\$2,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	0-2	\$2,900	LIFE	**	5	\$600	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5	\$600	A
Roof								
Modified Bitumen	100%	Now	\$13,700	2029	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over First Floor</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$12,800	C
Ceramic Tile	5%	4+	\$3,300	2033	**	5	\$700	C
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathrooms</i>								
Terrazzo	5%	Now	\$2,200	LIFE	**	5	\$1,100	C
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : By Exit Door On First Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : By Exit Door On First Floor</i>								
<i>Explanation : Water Penetrates From The Outside During Heavy Rain, Flooding This Area</i>								
Vinyl Tile	80%			2029	**	3	\$8,800	C

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Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Glass: Single Pane	5%			LIFE	**	5	\$3,500	C
Gypsum Board	20%			LIFE	**	5-10	\$15,700	C
Masonry: Fieldstone	5%			LIFE	**	10	\$900	C
Plaster	50%			LIFE	**	5-10	\$19,600	C
SGFT/Glazed Masonry	20%	0-2	\$42,900	LIFE	**			C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen And Office In Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$8,900	2037	**	5	\$6,600	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor By Stair B, Auditorium, Basement By Elevator And Elevator Room</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$9,100	B
Plaster	25%			LIFE	**	5-10	\$12,500	B
Wood	5%			LIFE	**	5	\$25,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	B
Raceway								
Conduit	100%			2054	**	1		B
Panelboards								
Fused Disc Sw	5%			2046	**	5		B
Molded Case Bkrs	95%			2046	**	5	\$500	B
Wiring								
Thermoplastic	100%			2054	**	1		B
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2034	**	10	\$15,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	15%			2034	**	10	\$2,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Egress Lighting Emergency, Service	50%			2034	**	1		B
Exit, Service	50%			2034	**	1		B
Exterior Lighting HID	100%			2034	**	10	\$100	B
<b>Alarm</b>								
Security System No Component	70%							D
Generic	30%			2032	**	1	\$2,200	B
Fire/Smoke Detection No Component	70%							D
Generic	30%			2032	**	1-3	\$3,600	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	**	1		B
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$9,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$1,400	B
Terminal Devices Air Handler	40%			2029	**	1	\$4,800	B
Convactor/Radiator	60%			2037	**	1	\$3,800	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2040	**	1		B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%			2025	**	2	\$700	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : Penthouse And 2nd Floor M E R</i>								
Ext Pkg Unit - Cooling	40%			2029	**	2	\$500	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Heat Rejection								
Air Condenser Unit	60%			2029	**	2	\$8,200	B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,200	B
Exhaust Fans								
Interior	95%			2032	**	2	\$600	B
Roof	5%			2029	**	2		B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		B
Water Heater								
Gas Fired	100%			2022	\$5,200	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	0-2	\$1,600	LIFE	**	1		B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Exit</i>								
<i>Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains</i>								
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
No Component	70%							D
Generic	30%			2044	**	1-2	\$1,600	B

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

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

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

Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

**Asset Name** : NEW LOTS BRANCH LIBRARY  
**Address** : 665 NEW LOTS AVE. @BARBEY ST.  
**Borough** : BROOKLYN **Agency's Number** : 52  
**Program / Asset #** : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000  
**Area Sq Ft** : 23,736 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 11-Oct-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4090 **Lot** : 1 **BIN** : 3090726

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$626,400	
Interior Architecture	\$56,600	\$243,300
Electrical		\$87,200
<b>Total</b>	<b>\$683,000</b>	<b>\$330,600</b>
Priority A	\$626,400	
Priority B	\$56,600	\$87,200
Priority C		\$243,300
<b>Total</b>	<b>\$683,000</b>	<b>\$330,600</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$81,600			
Interior Architecture	\$48,700		\$7,700	\$3,200
Electrical	\$34,600	\$600	\$800	\$800
Mechanical	\$21,400	\$2,900	\$4,800	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$190,200</b>	<b>\$7,500</b>	<b>\$17,200</b>	<b>\$10,000</b>
Priority A	\$81,600			
Priority B	\$66,200	\$7,500	\$16,800	\$6,800
Priority C	\$42,400		\$400	\$3,200
<b>Total</b>	<b>\$190,200</b>	<b>\$7,500</b>	<b>\$17,200</b>	<b>\$10,000</b>



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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$6,300	LIFE	**	5	\$2,400	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Canopy At Service Entrance</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canopy At Service Entrance</i>								
Masonry: Brick	81%	Now	\$200,300	LIFE	**	5	\$19,700	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Around Windows</i>								
Metal Panel	2%	Now	\$1,900	2050	**	5	\$900	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Doors</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Exterior Doors</i>								
Granite Panels	5%	Now	\$14,900	LIFE	**	5	\$900	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Slate Panels	10%	Now	\$29,600	LIFE	**	5	\$1,800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	100%	Now	\$351,800	2049	**	5	\$3,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$74,400	LIFE	**	5	\$3,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$26,500	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Along New Lots Avenue</i>								

## Interior

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,400	C
Ceramic Tile	3%			2027	**	5	\$900	C
Terrazzo	5%	0-2	\$2,200	LIFE	**	5	\$1,100	C
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Landing Of Main Staircase - Slipping Hazard</i>								
Vinyl Tile	87%	2-4	\$12,200	2024	\$243,300	3	\$9,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	C
Glass: Single Pane	2%	0-2	\$10,600	LIFE	**	5	\$300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vestibule Doors At Basement, First And Second Floors</i>								
<i>Explanation : Deteriorated Finish</i>								
Gypsum Board	10%			LIFE	**	5-10	\$3,700	C
Marble Panels	5%			LIFE	**	10	\$400	C
Plaster	68%			LIFE	**	5-10	\$12,500	C
SGFT/Glazed Masonry	5%	Now	\$2,500	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$56,600	2044	**	5	\$4,500	B
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floors, Around Windows</i>								
AcousTileSusp.Lay-In	50%			2037	**	5	\$14,500	B
Plaster	25%	Now	\$6,300	LIFE	**	5	\$4,500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$3,100	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2024	\$22,600	5		B
Molded Case Bkrs	50%			2024	\$22,600	5	\$300	B
<hr/>								
<b>Raceway</b>								
Conduit	70%			2034	**	1		B
Conduit	30%			2024	\$7,400	1		B
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$2,300	5		B
Molded Case Bkrs	60%			2023	\$13,700	5	\$300	B
Molded Case Bkrs	30%			2040	**	5	\$200	B
<hr/>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$18,400	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2044	**	1		B
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	80%			2022	\$12,600	5	\$100	B
Locally Mounted	20%			2037	**	5		B
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	B
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	75%			2019	\$87,200	10	\$13,400	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2029	**	10	\$3,600	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2019	\$5,800	2		B
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2029	**	10	\$500	B
Emergency, Battery	40%			2019	\$3,300	10	\$1,900	B
Exit, Service	5%			2029	**	1		B
Exit, Service	45%			2019	\$1,500	1		B
<hr/>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2029	**	1	\$2,200	B
<hr/>								
<b>Fire/Smoke Detection</b>								
No Component	65%							D
Generic	35%			2029	**	1-3	\$4,200	B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$10,100	2037	**	1	\$8,700	B
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$1,400	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$6,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	35%			2025	**	2	\$400	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units In The Basement</i>					
Ext Pkg Unit - Cooling	65%	Now	\$1,300	2029	**	2	\$600	B
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Unit # 4</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2 Units Roof</i>					
Terminal Devices								
Fan Coil - Cooling	10%			2029	**	1	\$600	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2029	**	2	\$1,400	B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,100	B
Exhaust Fans								
Interior	50%	Now	\$200	2024	\$12,400	2	\$200	B
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Basement Staff Lounge</i>					
Roof	50%	Now	\$400	2024	\$8,900	2	\$200	B
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof Exhaust Fans</i>					
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2044	**	1		B
Galv Iron/Steel	50%			2029	**	1		B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW LOTS BRANCH LIBRARY**  
**Asset # : 4203**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2022	\$5,200	2	\$300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One Unit</i>							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%	Now	\$1,600	LIFE	* *	1		B
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Roof Drain</i>							
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At Lobby Ceiling, Leaking From Roof Drain</i>							
Sewage Ejector(s) Electric	100%			2029	* *	4	\$1,300	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Not Accessible</i>							
Backflow Preventer No Component Generic	90%							D
	10%			2024	\$200	1	\$100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Boiler Make Up Line</i>							
Fixtures Generic	100%							B
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-2</i>							
	<i>Explanation : 1 Unit</i>							
<b>Fire Suppression</b>								
Sprinkler No Component Generic	95%							D
	5%			2034	* *	1-2	\$300	B
Chemical System No Component Generic	90%							D
	10%			2022	\$2,500	1-3	\$4,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

**Asset Name** : NEW UTRECHT BRANCH LIBRARY  
**Address** : 1743 86TH ST. @BAY 17 STREET  
**Borough** : BROOKLYN **Agency's Number** : 51  
**Program / Asset #** : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000  
**Area Sq Ft** : 22,455 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 23-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6343 **Lot** : 64 **BIN** : 3165745

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$211,700	
Interior Architecture	\$198,400	
Electrical		\$204,400
<b>Total</b>	<b>\$410,100</b>	<b>\$204,400</b>
Priority A	\$211,700	
Priority B		\$204,400
Priority C	\$198,400	
<b>Total</b>	<b>\$410,100</b>	<b>\$204,400</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$22,300			\$400
Interior Architecture	\$43,800	\$300	\$700	\$2,600
Electrical	\$16,300	\$500	\$700	\$700
Mechanical	\$7,300	\$1,800	\$3,400	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$93,600</b>	<b>\$6,600</b>	<b>\$8,800</b>	<b>\$9,500</b>
Priority A	\$22,300			\$400
Priority B	\$46,000	\$6,300	\$8,100	\$6,500
Priority C	\$25,400	\$300	\$700	\$2,600
<b>Total</b>	<b>\$93,600</b>	<b>\$6,600</b>	<b>\$8,800</b>	<b>\$9,500</b>



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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$35,500	LIFE	**	5	\$20,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Northwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs Walls</i>								
Masonry: Fieldstone	1%	0-2	\$1,200	LIFE	**	5	\$200	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	8%	Now	\$11,800	LIFE	**	5	\$1,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Window Wall	1%			2043	**	5	\$900	A
Windows								
Aluminum	100%	Now	\$176,200	2048	**	5	\$1,800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$300	A
Masonry: Brick	90%	Now	\$2,700	LIFE	**	5	\$800	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
Masonry: Limestone	5%	0-2	\$500	LIFE	**	5	\$100	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$6,200	2028	**			A
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Children Room Ceiling</i>								
Interior								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,000	C
Ceramic Tile	5%			2032	**	5	\$1,400	C
Terrazzo	5%			LIFE	**	5	\$1,100	C
Vinyl Tile	10%			2028	**	3	\$1,000	C
Vinyl Tile	75%			2018	\$198,400	3	\$10,300	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Gypsum Board	10%			LIFE	**	5	\$1,500	C
Plaster	80%			LIFE	**	5	\$5,900	C
SGFT/Glazed Masonry	10%	Now	\$22,800	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	0-2	\$5,400	2036	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$400	B
Gypsum Board	10%			LIFE	**	5	\$3,400	B
Plaster	55%	Now	\$13,100	LIFE	**	5	\$9,500	B
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Children Recreational Room</i>								
<b>Electrical</b>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$3,100	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	50%			2023	\$22,600	5	\$200	B
Molded Case Bkrs	50%			2023	\$22,600	5	\$200	B
<b>Raceway</b>								
Conduit	60%			2023	\$14,700	1		B
Conduit	40%			2043	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	25%			2039	**	5	\$100	B
Molded Case Bkrs	70%			2022	\$16,000	5	\$300	B
Molded Case Bkrs	5%			2045	**	5		B

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$15,800	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2043	**	1		B
Thermoplastic	10%			2049	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	10%			2040	**	5		B
Locally Mounted	90%			2036	**	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2023	\$93,500	10	\$14,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2023	\$3,900	10		B
Incandescent	10%			2023	\$11,000	2		B
<b>Egress Lighting</b>								
Emergency, Service	50%			2023	\$1,500	1		B
Exit, Service	50%			2023	\$1,500	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$7,700	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							D
Generic	20%			2023	\$12,800	1	\$1,400	B
<b>Fire/Smoke Detection</b>								
No Component	70%							D
Generic	30%			2023	\$65,700	1-3	\$3,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2043	**	1		B

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**BROOKLYN PUBLIC LIBRARY - 038**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$1,000	2040	**	1	\$8,200	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,400	B
Terminal Devices								
Air Handler	40%			2028	**	1	\$4,600	B
Convactor/Radiator	60%			2036	**	1	\$3,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	100%	Now	\$4,900	2028	**	2	\$900	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Thermostat Control System</i>					
Terminal Devices								
Direct Expansion	100%			2028	**	1		B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,200	B
Exhaust Fans								
Interior	10%	Now	\$100	2028	**	2		B
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Bathrooms</i>					
Roof	90%			2028	**	2	\$500	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B
Water Heater								
Gas Fired	100%			2021		2	\$4,900	\$300 B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-2</i>					
			<i>Explanation : 1 Unit</i>					

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Print Date : 05-Sep-2013

**BROOKLYN PUBLIC LIBRARY - FY 2014**

Asset Name : **WILLIAMSBURGH BRANCH LIBRARY**  
 Address : **240 DIVISION AVE. @ MARCY AVE.**  
 Borough : **BROOKLYN** Agency's Number : **60**  
 Program / Asset # : **BPL0007.000 / 4201** Yr Built/Renovated : **1905 / 2003**  
 Area Sq Ft : **22,980** Project Type : **BROOKLYN PUBLIC LIBRARY**  
 Date of Survey : **01-Jul-2011** Landmark Status : **EXTERIOR LANDMARK**  
 Areas Surveyed : **Basement, Roof, Floors 1,1m,2**  
 Block : **2189** Lot : **1** BIN : **3060090**

<b>CAPITAL</b>	<b>FY 2015 - 2018</b>	<b>FY 2019 - 2024</b>
Exterior Architecture	\$1,629,100	\$113,700
<b>Total</b>	<b>\$1,629,100</b>	<b>\$113,700</b>
Priority A	\$1,629,100	\$113,700
<b>Total</b>	<b>\$1,629,100</b>	<b>\$113,700</b>

<b>EXPENSE</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Exterior Architecture	\$72,100			
Interior Architecture	\$28,400	\$1,900	\$5,300	\$3,200
Electrical	\$1,900	\$1,500	\$21,400	\$1,900
Mechanical	\$2,600	\$1,900	\$16,000	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$109,000</b>	<b>\$9,200</b>	<b>\$46,600</b>	<b>\$11,300</b>
Priority A	\$72,100			
Priority B	\$14,500	\$7,300	\$41,300	\$8,200
Priority C	\$22,500	\$1,900	\$5,300	\$3,200
<b>Total</b>	<b>\$109,000</b>	<b>\$9,200</b>	<b>\$46,600</b>	<b>\$11,300</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls Copper/Terne	5%	Now	\$160,200	2042	**			A
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
Masonry: Brick	85%	Now	\$831,200	LIFE	**	5	\$75,600	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Southwest Corner Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Lunch Room, Second Floor Reading Areas, Storage Room In Basement</i>							
Masonry: Limestone	10%	Now	\$270,500	LIFE	**	5	\$6,700	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Cornice, Horizontal Bands</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairs, Reading Areas</i>							
Windows								
Wood	100%	Now	\$260,900	2047	**	5	\$38,100	A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%	Now	\$106,300	LIFE	**	5	\$4,900	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Corners</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
Masonry: Limestone	10%	Now	\$21,200	LIFE	**	5	\$700	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Second Floor</i>							

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
Copper/Terne	30%	Now	\$20,500	2037	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Corner</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Northeast Wing</i>								
Modified Bitumen	70%	Now	\$30,400	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Northwest Wing</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Staff Lounge And Childrens Reading Room</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2021	\$9,100	3	\$2,800	C
Ceramic Tile	5%			2031	**	5	\$1,400	C
Vinyl Tile	70%			2027	**	3	\$9,800	C
Wood	20%			2037	**	5	\$10,600	C
<b>Interior Walls</b>								
Ceramic Tile	5%			2031	**	5	\$2,400	C
Plaster	10%	Now	\$19,300	LIFE	**	5	\$1,400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room And Second Floor Reading Areas And Staff Kitchen, Stairs, Storage Room In Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Staff Kitchen, Childrens Reading Room, Storage Room In Basemnet</i>								
Plaster	75%			LIFE	**	5	\$10,800	C
Wood	10%			LIFE	**	5	\$19,300	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$1,400	B
Plaster	10%	Now	\$5,300	LIFE	**	5	\$1,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room And Second Floor Reading Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Staff Lunch Room, Stairs</i>								
Plaster	85%			LIFE	**	5	\$14,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	\$3,300	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 1200 Amps</i>								

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2042	**	5		B
Molded Case Bkrs	70%			2022	\$34,100	5	\$400	B
<b>Raceway</b>								
Conduit	90%			2032	**	1		B
Conduit	10%			2042	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	25%			2021	\$6,200	5	\$100	B
Molded Case Bkrs	50%			2038	**	5	\$300	B
Molded Case Bkrs	25%			2030	**	5	\$100	B
<b>Wiring</b>								
Thermoplastic	90%			2032	**	1		B
Thermoplastic	10%			2042	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2020	\$17,000	5	\$100	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	B
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2027	**	10	\$12,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2027	**	10	\$1,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	20%			2027	**	10	\$3,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Classrooms</i>						
		<i>Explanation : T-5 Lamps</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	**	10	\$2,300	B
Exit, Service	50%			2027	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2022	\$8,600	10	\$100	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							D
Generic	50%			2027	**	1	\$3,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System And Intrusion Alarm System</i>						

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

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

## Alarm

Fire/Smoke Detection  
Generic

100%	2027	**	1-3	\$12,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
<i>Location : Throughout The Building</i>					
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors</i>					

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

## Heating

Energy Source

Natural Gas	100%	2032	**	1	B
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Conversion Equipment

Hot Water Boiler	100%	2027	**	1	\$9,300	B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Boiler*

Distribution

Hot Wtr Piping/Pump	100%	2030	**	4	\$900	B
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Terminal Devices

Convactor/Radiator	100%	2027	**	1	\$6,100	B
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## Air Conditioning

Energy Source

Electricity	100%	2030	**	1	B
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Conversion Equipment

Reciprocating	25%	2027	**	1	\$2,200	B
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Compr/Chiller

Ext Pkg Unit - Cooling	75%	2027	**	2	\$900	B
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Terminal Devices

Direct Expansion	25%	2022	\$18,100	1	B
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No Component	75%				D
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Heat Rejection

Air Condenser Unit	25%	2027	**	2	\$3,300	B
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No Component	75%				D
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## Ventilation

Distribution

Ductwork/Diffusers	100%	LIFE	**	2-5	\$10,500	B
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Exhaust Fans

Interior	50%	2022	\$12,900	2	\$300	B
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Roof	50%	2027	**	2	\$300	B
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## Plumbing

H/C Water Piping

Brass/Copper	100%	2032	**	1	B
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Water Heater

Gas Fired	100%	2020	\$5,400	2	\$300	B
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Sanitary Piping

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

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

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

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**Asset # : 4201**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2017	\$11,200	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, E, 1, 2</i>						
		<i>Explanation : One Unit</i>						

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

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

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