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

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
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
Total	\$3,777,800	\$6,516,300
Priority A	\$1,386,900	\$1,105,000
Priority B	\$1,754,200	\$5,262,400
Priority C	\$636,700	\$148,900
Total	\$3,777,800	\$6,516,300

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



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•							•
Exterior Walls								
Bronze/Brass	2%			LIFE	*			A
Masonry: Brick	5%			LIFE	*	5	\$7,200	Α
Masonry: Granite			\$53,200 d, Extent : Light, A. out	LIFE rea Affec	* ted : 10%	* 5	\$5,400	A
Masonry: Limestone		0-2 r Miss/Eroc ı : Through	\$245,700 d, Extent : Light, A. out	LIFE rea Affec	* ted : 10%	* 5	\$67,300	A
Metal Panel	5%			2049	*	* 5-10	\$49,700	A
	Recent Co	enstruction,	Extent : Light, Are cony Conference R		ed : 100%		. ,	
Metal Coiling Doors	2%			2028	*	* 5	\$9,000	A
Pre-Cast Concrete	10%	4+	\$56,700	LIFE	*	* 5	\$47,000	A
Stucco Cement	Staining/L Location 9% Other Obs	Discoloring, 1: South Fo Now Servation, E 1: At Overh	acade Between Pop Extent : Moderate acade Between Pop \$44,700 Extent : Light, Area acad Doors Facing oded Steel Lintels	e, Area A pular Lib 2036 Affected	ffected : 20% rary And Langua * ! : 25%	ges	\$16,300	A
Windows	Ехриини	uon . Corre	dea Sieei Linieis					
Aluminum	10%			2039	*	* 5	\$3,200	A
Aluminum	5%			2045	*		\$1,600	A
7.1	Recent Co		Extent : Light, Are cony Conference R	ea Affecte	ed : 100%	J	Ψ1,000	11
Bronze/Brass			\$211,600 Extent : Moderate, A out	2031 Area Affe	* ected : 20%	* 5	\$60,800	A
Glass Block	Location Other Obs Location	r Miss/Eroo n : South Fa servation, E n : South Fa	\$61,800 d, Extent : Moderant cade Facing Secon Extent : Severe, Are cade Facing Second Cade Steel Support	nd Floor a Affecte nd Floor	Roof ed: 50%	* 5	\$2,000	A
Steel	Location Deteriora Location Thermally	/Rusting, E 1: Stairs, So ted Finish, 1: Stairs, So Inefficient,	\$310,100 Extent: Moderate, A ections Of South Fore Extent: Moderate, ections Of South Fore Extent: Moderate ections Of South Fore ections Of South Fore	acades Area Afj acade e, Area Ą	fected : 50%	* 5	\$30,400	A

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

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

Asset #: 2136

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Parapets	250/		LIEE	* *	-	¢4.500	A
Masonry: Brick	25%		LIFE	* *	5	\$4,500	A
Masonry: Limestone Stucco Cement	65% 10%		LIFE 2036	* *	5 5	\$14,600 \$4,600	A A
Roof	10%		2030		3	\$4,000	A
Asphalt Macadam	15% Recent Repair Eviden Location : Parking 2	_	2028 rea Affec	* * rted : 25%	5	\$15,500	A
Modified Bitumen	73% Now Blisters, Extent: Mod Location: Over Thi Seams Open/Split, Ex Location: Over Thi	rd Floor Roof tent : Moderate, A		\$893,800 ted: 20%			A
Plaza Roof: Stone Pane		Tu I toot Rooj	2049	* *			A
T laza 1001. Stolle T alle	Other Observation, E Location : At Plaza Explanation : Recen		Area Affe	cted : 100%			71
Skylight, Metal/Glass	2% Now Corrosion/Rusting, E. Location: At Third Glazing Broken/Crac. Location: At Third	Floor Roof Over A ked, Extent : Mode	Art And M erate, Are	lusic Areas a Affected : 10%			A
Interior		J.					
Floors	4.50/		2022	#202.400	2	404 700	a
Carpet	15% Recent Installation, E Location : New Aud		2022 Affected	\$393,400 : 10%	3	\$91,500	С
Cast in Place Concrete	7%		LIFE	* *	5	\$62,300	С
Ceramic Tile	3%		2032	* *	5	\$12,200	C
Terrazzo	5%		LIFE	* *	5	\$15,900	C
Terrazzo	2% Recent Installation, E Location : Auditorii		LIFE Affected	* *	5	\$6,400	С
Vinyl Tile	33% 2-4 Adhesion Failure, Ex. Location: Languag Cracking/Crumbling, Location: Languag Loose Units, Extent: Location: Languag	e Literature, Socia Extent : Moderate e Literature, Socia Moderate, Area A	l Science , Area A <u>f</u> l Science ffected : 2	, Book Storage Ar fected : 25% , Book Storage Ar 20%	eas	\$50,300	С
Vinyl Tile	30%		2028	* *	3	\$45,800	С
Vinyl Tile	5%		2031	* *	3	\$7,600	Č
·	Recent Installation, E Location : New Balo	_	Affected	: 100%		,	

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Asset #: 2136

% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cvcle	Estimated Cost	Priority
			FY		(Yrs)	Listimated Cost	Code
10%			LIFE	* *			C
5%			LIFE	* *	5	\$4,300	C
				* *			C
20%			LIFE	* *	5	\$26,000	C
		-					
Location	ı : New Aua	litorium And Balco	ny Confe	erence Room			
5%			LIFE	* *			С
2%	Now	\$41,300	LIFE	* *			C
			erate, Ar	ea Affected : 10%			
			, Area Aj	ffected : 10%			
Location	ı : At Audite	orium Exit					
43%	Now	\$37,300	LIFE	* *	5	\$27,900	C
Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 5%			
Location	: Balcony	Corridor Facing L	obby				
10%			LIFE	* *	5	\$86,600	С
Recent Re	place Evide	ent, Extent : Light,	Area Affe	ected : 10%		, ,	
Location	ı : New Aud	litorium					
15%			2036	* *	5	\$76,300	В
20%	0-2	\$34,200	2028	* *	5	\$50,900	В
Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
Location	: Through	out					
10%			2036	* *	5	\$40,700	В
10%			LIFE	* *			В
				* *			В
	stallation, E	Extent : Light, Area		! : 100%	-	, -,	
		-					
10%			LIFE	* *	5	\$50,900	В
				* *			В
F	5% 20% Recent Ins Location 5% 2% Broken/M Location Cracking/ Location 10% Recent Re Location 15% 20% Cracking/ Location 10% 15% Recent Ins Recent Ins	5% 5% 20% Recent Installation, E Location: New Aua 5% 2% Now Broken/Missing Elem Location: At Audite Cracking/Crumbling, Location: At Audite 43% Now Cracking/Crumbling, Location: Balcony 10% Recent Replace Evide Location: New Aua 15% 20% 0-2 Cracking/Crumbling, Location: Through 10% 10% 5% Recent Installation, E Location: New Aua 10%	5% 5% 20% Recent Installation, Extent: Light, Area Location: New Auditorium And Balco 5% 2% Now \$41,300 Broken/Missing Elements, Extent: Mode Location: At Auditorium Exit Cracking/Crumbling, Extent: Moderate Location: At Auditorium Exit 43% Now \$37,300 Cracking/Crumbling, Extent: Moderate Location: Balcony Corridor Facing L 10% Recent Replace Evident, Extent: Light, Location: New Auditorium 15% 20% 0-2 \$34,200 Cracking/Crumbling, Extent: Light, Area Location: Throughout 10% 10% 5% Recent Installation, Extent: Light, Area Location: New Auditorium And Balco 10%	5% LIFE 5% LIFE 20% LIFE 20% LIFE Recent Installation, Extent: Light, Area Affected Location: New Auditorium And Balcony Confe 5% LIFE 2% Now \$41,300 LIFE 2% Now \$41,300 LIFE Broken/Missing Elements, Extent: Moderate, Area Af Location: At Auditorium Exit Cracking/Crumbling, Extent: Moderate, Area Af Location: At Auditorium Exit 43% Now \$37,300 LIFE Cracking/Crumbling, Extent: Moderate, Area Af Location: Balcony Corridor Facing Lobby 10% LIFE Recent Replace Evident, Extent: Light, Area Affected Location: New Auditorium 15% 2036 20% 0-2 \$34,200 2028 Cracking/Crumbling, Extent: Light, Area Affected Location: Throughout 10% 2036 10% LIFE 5% LIFE Recent Installation, Extent: Light, Area Affected Location: New Auditorium And Balcony Confe	5% LIFE ** 5% LIFE ** 20% LIFE ** Recent Installation, Extent : Light, Area Affected : 10% Location : New Auditorium And Balcony Conference Room 5% LIFE ** 2% Now \$41,300 LIFE ** Recent Installation, Extent : Moderate, Area Affected : 10% Location : At Auditorium Exit Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : At Auditorium Exit 43% Now \$37,300 LIFE ** Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Balcony Corridor Facing Lobby 10% LIFE ** Recent Replace Evident, Extent : Light, Area Affected : 10% Location : New Auditorium 15% 2036 ** 20% 0-2 \$34,200 2028 ** Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout 10% 2036 ** LIFE ** Recent Installation, Extent : Light, Area Affected : 100% Location : New Auditorium And Balcony Conference Room 10% LIFE **	Sw	Shape

Electrical	Current Repair	Future Repl	acement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	50%	2049	* *	5	\$3,800	В	
	Other Observation, Extent: Moderate,	Area Affected : .	100%				
	Location : Electrical Room						
	Explanation: 4000 Amps Main Disco	nnect Switch					
Molded Case Bkrs	50%	2049	* *	5	\$3,800	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: 4000 Amps Main Disco	nnect Switch					

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Asset #: 2136

Electrical		Current Repair	Future Replacement			aintenance		
system Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod	
nder 600 Volts								
Transformers								
Dry Type	100%		2040	* *	5	\$1,100	В	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%				
		: Electrical Room						
	Explanati	ion : 2 Transformers @ 500 I	Kva					
Switchgear / Switchboard								
Molded Case Bkrs	50%		2049	* *	5	\$3,800	В	
Molded Case Bkrs	50%		2049	* *	5	\$3,800	В	
Raceway								
Conduit	60%		2023	\$176,200	1		В	
Conduit	10%		2033	* *	1		В	
Conduit	30%		2049	* *	1		В	
Panelboards								
Molded Case Bkrs	65%		2022	\$192,100	5	\$4,900	В	
Molded Case Bkrs	30%		2045	* *	5	\$2,300	В	
Molded Case Bkrs	5%		2031	* *	5	\$400	В	
Wiring								
Braided Cloth	20%	2-4 \$66,400	2048	* *	1		В	
		Aged, Extent : Moderate, Are	a Affecte	ed : 100%				
	Location	: Throughout						
Thermoplastic	60%		2033	* *	1		В	
Thermoplastic	20%		2049	* *	1		В	
Motor Controllers								
Locally Mounted	20%		2028	* *	5	\$400	В	
Locally Mounted	70%		2021	\$389,700	5	\$1,400	В	
Locally Mounted	10%		2040	* *	5	\$200	В	
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$4,200	В	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%	-	, , ,		
		: Basement	33					
	Explanati	ion : Water Main						

Lighting

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

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

Asset #: 2136

Electrical	Current Repa	ir Fut	ure Replacement	M	aintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting	65 0/	202	2 \$1.142.200	10	\$162.100	D		
Fluorescent	65% Other Observation, Exten	2023		10	\$162,100	В		
	Location : Throughout	a . Moderate, Area Aj	jeciea . 100%					
	Explanation: Using T-8	Rlamne						
Fluorescent	20%	203	1 **	10	\$49,900	В		
Fluorescent	20% Other Observation, Exten			10	\$49,900	В		
	Location : Throughout	a . Moderate, Area Aj	jeciea . 100%					
	Explanation: Using T-8	RAnd T-5 Lamns						
Eleganosant	5%	2018	0 000	10	¢12.500	D		
Fluorescent			. ,	10	\$12,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Explanation: Uisng T-1	12 Lamps						
HID	5%	203	1 **	10	\$400	В		
HID	3% 2%	201			\$200	В		
Incandescent	3%	2018	. ,		\$200 \$200	В		
Egress Lighting	370	2010	5 \$32,000		\$200	В		
Emergency, Service	40%	2023	3 \$19,700	1		В		
Emergency, Service	10%	202.		1		В		
Exit, LED	10%	205		1		В		
Exit, Service	40%	2020		1		В		
Exterior Lighting	1070	202.	φ15,700	-				
HID	100%	2023	\$130,300	10	\$900	В		
Alarm	10070		4100,000		4,00			
Security System								
Not Accessible	100%					D		
Fire/Smoke Detection								
No Component	70%					D		
Generic	30%	2028	* *	1-3	\$53,000	В		

/lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
eating						
Energy Source						
Interruptible Gas/Dual	100%	2043	* *	1		В
Fuel						
	Other Observation, Extent: L	ight, Area Affected	: 100%			
	Location: Basement					
	Explanation: One Tank Of	15,000 Gallons				
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$269,500	В
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Basement					
	Explanation: 3 Boilers					

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Asset #: 2136

Heating Distribution Steam Piping/Pump 100% 2033 ** 4 \$13,400 B Terminal Devices Air Handler 60% 2018 \$1,093,500 1 \$101,000 B Convector/Radiator 40% 2028 ** 1 \$35,200 B Air Conditioning Energy Source Electricity 30% 2031 ** 1 B Steam/HW System 70% 2033 ** 1 B B Comper/Chiller Reciprocating 85% 2031 ** 1 \$107,200 B Compr/Chiller Relating Penthouse Ext Pkg Unit - Cooling 15% 2023 \$234,000 2 \$2,500 B Compr/Chiller Explanation : Various Locations Explanation : Split Systems Explanation : Split Systems Explanation : Split Systems Explanation : Various Locations Explanation : Various Location Explanation : Various Locations Explanation : Various Location Explanation : Various Location Explanation : Various Location : Various Loc	Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
Distribution Steam Priping/Pump 100% 2033	Component	, , , , , , ,		Estimated Cost		Estimated Cost		Estimated Cost	Priority Code
Steam Piping/Pump	Heating	'							•
Terminal Devices	Distribution								
Air Handler 60% 2018 \$1,093,500 1 \$101,000 B Convector/Radiator 40% 2028 ** 1 \$35,200 B S35,200 B B B B B B B B B		100%			2033	* *	4	\$13,400	В
Convector/Radiator 40% 2028 ** 1 \$35,200 B									
Air Conditioning Energy Source									
Energy Source Electricity 30% 2031 ** 1 B Steam/HW System 70% 2033 ** 1 B Conversion Equipment Reciprocating 85% 2031 ** 1 \$107,200 B Conversion Equipment Reciprocating 85% 2031 ** 1 \$107,200 B Compr/Chiller R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : Chillers Penthouse Location : Chillers Penthouse Location : Various Locations Explanation : Split Systems Location : Various Locations Explanation : Split Systems Location : Various Locations Explanation : Split Systems Location : Various Locations Location : Various Loca		40%			2028	* *	1	\$35,200	В
Electricity 30% 2031 ** 1 B Steam/HW System 70% 2033 ** 1 B B Conversion Equipment Reciprocating 8.5% 2031 ** 1 \$107,200 B Compr/Chiller Respectively Res									
Steam/HW System 70% 2033 ** 1 B		200/			2021	* *	1		D
Conversion Equipment Reciprocating Reciprocating Compr/Chiller Reciprocating Compr/Chiller Reciprocating Recip	•								
Reciprocating Compr/Chiller		/0%			2033	4. 4.	1		В
Ext Pkg Unit - Cooling	Reciprocating	85%			2031	* *	1	\$107,200	В
Other Observation, Extent : Light, Area Affected : 15% Location : Various Locations Explanation : Various Locations Explanation : Various Locations	-				ı Affected	1 : 100%			
Other Observation, Extent: Light, Area Affected: 15% Location: Various Locations Explanation: Various Locations Explanation: Various Locations	Ext Pkg Unit - Cooling	15%			2023	\$234,000	2	\$2,500	В
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 Leak Evident, Extent: Severe, Area Affected : 25% Location : One Of The Cooling Towers	c c	Location	: Various	Locations	Affected	: 15%			
Terminal Devices	Distribution								
Air Handler/Cool/Ht 100% 2023 \$1,435,800 1 \$168,300 B	Chilled Wtr Pipe/Pump	100%			2033	* *	4	\$13,400	В
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 Leak Evident, Extent : Severe, Area Affected : 25% Location : One Of The Cooling Towers Ventilation		100%			2023	\$1,435,800	1	\$168,300	В
Water Cool Tower 85% Now \$16,500 2024 \$824,700 2 \$186,000 B Leak Evident, Extent : Severe, Area Affected : 25% Location : One Of The Cooling Towers									
Leak Evident, Extent: Severe, Area Affected: 25% Location: One Of The Cooling Towers				444 500					
Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$151,600 B	Water Cool Tower	Leak Evide	ent, Extent	: Severe, Area Affe	cted : 25		2	\$186,000	В
Ductwork/Diffusers 100% LIFE ** 2-5 \$151,600 B	Ventilation								
Exhaust Fans									
Interior		100%			LIFE	* *	2-5	\$151,600	В
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) Sump Pump(s) LIFE ** 1 B		Noisy/Vibr	ating, Exte	ent : Moderate, Are			2	\$6,400	В
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) Sump Pump(s) LIFE ** 1 B	Roof	5%			2023	\$13,400	2	\$400	В
H/C Water Piping Galv Iron/Steel 100% 2028 ** 1 B Water Heater 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)		-,0				,, - 00		+ . 30	<u> </u>
Galv Iron/Steel 100% 2028 ** 1 B Water Heater 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 6 5 6 6 6 6 6 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	<u> </u>								
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) Sump Pump(s) B B B B		100%			2028	* *	1		В
Sanitary Piping Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron LIFE ** 1 B Sump Pump(s) LIFE ** 1 B	Water Heater								
Cast Iron 100% LIFE ** 1 B Storm Drain Piping Cast Iron LIFE ** 1 B Cast Iron 100% LIFE ** 1 B Sump Pump(s)	Gas Fired	100%			2021	\$78,700	2	\$4,100	В
Cast Iron 100% Elf E 1 B									
Cast Iron 100% LIFE * * 1 B Sump Pump(s)		100%			LIFE	* *	1		В
Sump Pump(s)					_		_		
		100%			LIFE	* *	1		В
Rigid Piping 100% 2023 \$11,200 4 \$2,000 B							_		_
	Rigid Piping	100%			2023	\$11,200	4	\$2,000	В

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Mechanical	Current Repair	Future Re	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sewage Ejector(s)						
Compressed Air	100%	2023	\$29,000	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Ligh	t, Area Affected : 100	0%			
	Location: Various Locations					
	Explanation: Seven Units					
Escalators						
Under 20' Rise	100%	LIFE	* *			C
	Other Observation, Extent : Ligh Location : 1-2	t, Area Affected : 100	0%			
	Explanation: Two Units					
Fire Suppression	•					
Standpipe						
Generic	100%	2043	* *	1-5	\$137,300	В
Sprinkler						
No Component	60%					D
Generic	40%	2043	* *	1-2	\$30,500	В

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

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

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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
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
Total	\$208,600	\$24,500	\$67,700	\$26,600
Priority A	\$91,700		\$12,700	
Priority B	\$85,000	\$19,300	\$55,000	\$22,100
Priority C	\$31,900	\$5,200		\$4,600
Total	\$208,600	\$24,500	\$67,700	\$26,600



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2137

Architecture	Current Repair		Future	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls Masonry: Brick	-	Extent : Mo	\$5,600 oderate, Area Affect d And Chimney Sta		**	5	\$1,600	A
Masonry: Limestone	75% Staining/I Location Vegetation	Discoloring n : Through	, Extent : Light, Ard out Extent : Light, Area	LIFE ea Affecte		5	\$13,200	A
Granite Panels	15%			LIFE	* *	5	\$2,600	A
Window Wall	3%			2042	* *	5	\$2,600	A
Windows Aluminum			\$16,600 Extent : Moderate, 1	2038 Area Affe	** cted : 40%	5	\$1,700	A
Parapets Masonry: Brick	Location Jnt Morta Location Spalling,	ence, Exten n : Through r Miss/Ero n : Through	d, Extent : Moderat out Inside Face oderate, Area Affect	te, Area A	Affected : 40%	5	\$3,700	A
Masonry: Limestone			\$16,800 d, Extent : Light, A out	LIFE rea Affect	* * ted : 10%	5	\$3,500	A
Metal Rail	3%			2035	* *	5-10	\$4,300	A
Granite Panels	15%			LIFE	* *	5	\$1,300	A
Roof Modified Bitumen	Location Ponding,	Extent : Mod n : Through	oderate, Area Affec		\$249,500			A
Modified Bitumen	25%			2027	* *	10	\$11,400	A
nterior						-		
Floors Cast in Place Concrete	25%			LIFE	* *	5	\$33,300	C
Cast in Flace Concrete Ceramic Tile	10%			2031	* *	5	\$6,100	C
Terrazzo	5%			LIFE	* *	5	\$2,400	C
Vinyl Tile	60%	Now	\$35,100 Extent : Moderate	2027	* * fected : 10%	3	\$13,700	Č
	Location	n : Reading	Rooms Throughou	t				

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

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

Asset #: 2137

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
		O	nents, Extent : Mode uirwell Throughout		rea Affected : 5%			
Wood	15%			LIFE	* *	5	\$25,900	С
Ceilings								
AcousTileSusp.Lay-In	60%	Now	\$24,600	2035	* *	5	\$18,300	В
	Staining/L	Discoloring,	, Extent : Moderate	, Area A	ffected : 10%			
	Location	: At Check	k Out Areas And Cl	hildren R	Reading Room			
	Water Per	etration, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	: At Check	k Out Areas And Cl	hildren R	Reading Room			
Exposed Concrete	20%			LIFE	* *	5	\$1,900	В
Gypsum Board	5%			LIFE	* *	5	\$3,800	В
Metal Panel	15%	Now	\$7,500	LIFE	* *	5	\$11,400	В
	Loose Uni	its, Extent :	Light, Area Affecte	ed : 30%				
	Location	ı : Corridoi	r					

ectrical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
stem Component Type	/	Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2022	\$5,200	5	\$200	В
	Other Observat	tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Ele	ectrical Room					
	Explanation:	One 1200 Amps Main I) isconnec	et Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2022	\$60,200	5	\$1,100	В
Raceway							
Conduit	80%		2022	\$28,600	1		В
Conduit	20%		2032	* *	1		В
Panelboards							
Fused Disc Sw	10%		2021	\$5,100	5	\$100	В
Molded Case Bkrs	60%		2021	\$30,800	5	\$700	В
Molded Case Bkrs	30%		2030	* *	5	\$300	В
Wiring							
Braided Cloth	20% 2-	-4 \$7,900	2047	* *	1		В
	Insulation Aged	l, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location : Ba						
Thermoplastic	60%		2032	* *	1		В
Thermoplastic	20%		2032	* *	1		В

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

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

Electrical		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2027	* *	5	\$100	В
Locally Mounted	50%	1		2020	\$16,100	5	\$100	В
Ground								
Grounding Devices								
Generic	100%		\$900	LIFE	* *	5	\$600	В
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n : Water M	lain					
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	67%			2017	\$163,100	10	\$25,000	В
			Extent : Moderate, A	Area Affe	ected : 100%			
			out The Building					
		tion : T-12	Lamps					
Fluorescent	30%			2027	* *	10	\$11,200	В
Incandescent	3%	ı		2017	\$7,300	2		В
Egress Lighting								
Emergency, Service	50%			2022	\$3,400	1		В
Exit, Service	50%			2022	\$3,400	1		В
Exterior Lighting								
HID	100%			2017	\$18,100	10	\$100	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	* *	1	\$4,800	В
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	* *	1-3	\$19,100	В

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2042	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2027	* *	1	\$20,200	В
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Sub Basement					
	Explanation: 7 Gas Fired S	ectional Hot Water B	Boilers			
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$2,000	В

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

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

Asset #: 2137

Mechanical		Current Repair		Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	5%	0-2	\$12,600	2032	* *	1	\$1,100	В
		-	oning, Extent : Mod				1.11. 0.00	
		ı: Through	out, Dampers Are I					
Air Handler	85%			2027	* *	1	\$21,400	В
Convector/Radiator	10%			2035	* *	1	\$1,300	В
Air Conditioning								
Energy Source	1000/			2020	* *	1		ъ
Electricity	100%			2038	* *	1		В
Conversion Equipment	000/			2027	* *	1	¢17,000	D
Reciprocating Compr/Chiller	90%			2027	4. 4.	1	\$17,000	В
Ext Pkg Unit - Cooling	10%			2022	\$21,600	2	\$300	В
Distribution	1070			2022	\$21,000		Ψ300	ъ
Chilled Wtr Pipe/Pump	2%	0-2	\$4,600	2052	* *	4		В
Chined Will Tipe/Tump			: Moderate, Area A		100%	-		Ь
			Floor, Defective Pu					
Chilled Wtr Pipe/Pump	98%			2042	**	4	\$2,000	В
Terminal Devices	7070			2042		4	\$2,000	ь
Fan Coil - Cool/Heat	100%			2027	* *	1	\$13,200	В
Heat Rejection	10070			2021			Ψ13,200	ь
Air Condenser Unit	10%			2022	\$9,300	2	\$2,800	В
Water Cool Tower	90%			2023	\$120,900	2	\$36,800	В
Ventilation					+,,		+++++++++++++++++++++++++++++++++++++++	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,700	В
Exhaust Fans								
Roof	100%			2027	* *	2	\$1,300	В
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2048	* *	1		В
Galv Iron/Steel	95%			2027	* *	1		В
Water Heater								
Gas Fired	100%			2022	\$10,900	2	\$600	В
			Extent : Light, Area	Affected	: 100%			
		ı : Sub Base						
g	Explana	tion : New	Unit Installed					
Sanitary Piping	1000/			LIDD	* *	1		В
Cast Iron	100%			LIFE		1		Д
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В
	100%			LIFE		1		Д
Sump Pump(s) Rigid Piping	100%			2027	* *	4	\$2,000	В
Rigid Piping	100%			2027		4	\$2,000	Д
Sewage Ejector(s) Electric	100%			2022	\$10,400	4	\$1,300	В
Backflow Preventer	100%			2022	\$10,400	+	\$1,300	ם
Generic	100%			2027	* *	1	\$2,500	В
Generic	100%			2027	47 - 54-	1	\$2,300	D

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

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

Mechanical	Current Repair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing							
Fixtures							
Generic	100%					В	
Vertical Transport							
Elevators							
Geared Traction	50%	LIFE	* *			C	
	Other Observation, Extent : L	ight, Area Affected	: 50%				
	Location: Sub Basement Th	ru Second Floor					
	Explanation: One Unit						
Hydraulic	50%	LIFE	* *			С	
•	Other Observation, Extent : L	ight, Area Affected	: 50%				
	Location : First Thru Second	d Floor					
	Explanation : One Unit						
Fire Suppression							
Sprinkler							
No Component	75%					D	
Generic	25%	2042	* *	1-2	\$2,900	В	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Exterior						
	Explanation : No Siamese C	onnection Evident					

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

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

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

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



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

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

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior						
Exterior Walls				_		
Glass Block	2% Now Broken/Missing Elements, Ext Location : Throughout	\$2,500 LIFE tent : Light, Area A	* * ffected : 10%	5	\$300	A
Masonry: Brick	83% Now \$1 Cracking/Crumbling, Extent: Location: Southwest Exit Diagonal Cracks, Extent: Mo		-	5	\$18,500	A
	Location : South Facade Vertical Cracks, Extent : Mod Location : Chimney					
Masonry: Limestone	5% Now \$ Cracking/Crumbling, Extent: Location: Throughout	614,100 LIFE Light, Area Affect	* * ed : 10%	5	\$800	A
Pre-Cast Concrete	10% Now Jnt Mortar Miss/Erod, Extent Location: Building Base Open Joints, Extent: Moderat			5	\$7,200	A
	Location : Building Base					
Windows Aluminum	93% Now \$ Broken/Missing Elements, Ext Location : Throughout	622,400 2038 tent : Light, Area A	* * ffected : 10%	5	\$2,300	A
Metal Louvers	5% 2-4 Corrosion/Rusting, Extent: M Location: South Facade Deteriorated Finish, Extent: Location: South Facade					A
Steel	2% 2-4 Corrosion/Rusting, Extent: So Location: Throughout	\$5,800 2047 evere, Area Affecte	* * d : 30%	5	\$600	A

Architecture	Cı	irrent Re	pair	Futur	e Replacement	Replacement Maintenance				
System Component Type		l Date] 'ears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Exterior										
Parapets		_				_				
Cast Stone/Terra Cotta)-2	\$9,500	LIFE	* *	5	\$2,000	A		
	Int Mortar Mi Location : T		Extent : Light, A	rea Affec	rted : 10%					
Masanuru Buiak				LIEE	* *		\$4.900	Α.		
Masonry: Brick		90% Now \$64,100 LIFE ** 5 \$4,800 A Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 20%								
	Location : T			c, 111 cu 1	ijjecica : 2070					
		_	 xtent : Moderate,	Area Af	fected : 20%					
	Location : So			33						
	Spalling, Exte	nt : Mode	erate, Area Affect	ed : 20%	6					
	Location : In	terior F	асе							
Metal Panel	5% N	low	\$4,600	2042	* *	5	\$500	A		
	_	_	ent : Moderate, A	rea Affec	cted : 10%					
		Location : Coping Joints Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
				te, Area	Affected : 10%					
	Location : Jo	oints At C	Coping							
Roof Built-Up (BUR)	93% N	low	\$9,400	2027	* *			Α		
Bunt-Op (BOK)			\$9,400 Extent : Moderate		Affected · 10%			Λ		
	Location : Se	-		,, 11, 00, 1						
	Vegetation Gr	owth, Ex	tent : Moderate, 1	Area Affe	ected : 10%					
	Location : Se	outh Side								
Skylight, Metal/Glass	5%			2048	* *	10	\$3,100	A		
Skylight, Metal/Glass	2%			2032	* *	10	\$1,200	A		
nterior										
Floors Cast in Place Concrete	5%			LIEE	* *	5	\$2.900	C		
Cast in Place Concrete Ceramic Tile	5%			LIFE 2031	* *	5 5	\$2,800 \$1,300	C C		
Terrazzo		2-4	\$1,900	LIFE	* *	5	\$1,000	C		
TCITAZZO			Extent : Light, Are		ed : 10%	3	φ1,000	C		
	Location : T									
Vinyl Tile	75%			2027	* *	3	\$9,400	С		
Vinyl Tile		low	\$24,200	2032	* *	3	\$900	C		
•		nbling, E	Extent : Moderate		ffected : 25%					
	Location: Storage Room In Basement									
			Ioderate, Area A <u>j</u>	fected : .	25%					
		_	oom In Basement							
			Moderate, Area	Affected	: 25%					
	Location : Si	torage Re	oom In Basement							

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

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

Asset #: 4202

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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/C	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
	Location	: Mens Re	stroom In Basemer	ıt				
	Paint Peels	ing, Extent	: Moderate, Area	Affected	: 5%			
	Location	: Meeting	Room On Second I	Floor				
Ceilings								
AcousTileSusp.Lay-In	25%			2035	* *	5	\$6,300	В
Gypsum Board	10%			LIFE	* *	5	\$3,100	В
Plaster	65%			LIFE	* *	5	\$10,200	В

Electrical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$100	В
	Other Observatio	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elec	trical Room					
	Explanation: O	ne 1200 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard							
Fused Disc Sw	60%		2042	* *	5		В
Molded Case Bkrs	40%		2032	* *	5	\$200	В
Raceway							
Conduit	70%		2022	\$17,200	1		В
Conduit	30%		2042	* *	1		В
Panelboards							
Fused Disc Sw	10%		2038	* *	5		В
Molded Case Bkrs	70%		2038	* *	5	\$300	В
Molded Case Bkrs	20%		2021	\$4,600	5	\$100	В
Wiring							
Thermoplastic	80%		2042	* *	1		В
Thermoplastic	20%		2022	\$5,300	1		В
Motor Controllers							
Locally Mounted	100%		2035	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	50%		LIFE	* *	5	\$100	В
Generic	50%		LIFE	* *	5	\$100	В
Lighting							

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.

Asset #: 4202

Electrical	Current Repair	Future R	eplacement	Ma	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Lighting								
Interior Lighting								
Fluorescent	77%	2027	* *	10	\$12,600	В		
	Other Observation, Extent : M Location : Throughout Explanation : T-8 Lamps	oderate, Area Affected	d : 100%					
Fluorescent	20%	2027	* *	10	\$3,300	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : 2nd Floor Hallway, Basement Storage And Hallway Explanation : T-5 Lamps							
Incandescent	3%	2027	* *	2		В		
Egress Lighting								
Emergency, Battery	50%	2027	* *	10	\$2,200	В		
Exit, Service	50%	2027	* *	1		В		
Exterior Lighting								
HID	100%	2027	* *	10	\$100	В		
Alarm								
Security System								
No Component	70%					D		
Generic	30%	2027	* *	1	\$2,000	В		
Fire/Smoke Detection								
No Component	70%					D		
Generic	30%	2027	* *	1-3	\$3,400	В		

Mechanical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating						
Energy Source						
Natural Gas	100%	2032	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$8,800	В
	Recent Replace Evident, Extent:	Light, Area Affect	ted : 100%			
	Location: Basement					
Distribution						
Hot Wtr Piping/Pump	100%	2047	* *	4	\$1,300	В
	Recent Replace Evident, Extent : Location : Basement	Light, Area Affect	ted : 100%			
Terminal Devices						
Air Handler	40%	2022	\$44,300	1	\$4,400	В
Air Handler	20%	2030	* *	1	\$2,200	В
Convector/Radiator	40%	2027	* *	1	\$2,300	В
ir Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		В

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

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

Asset #: 4202

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning						
Conversion Equipment Reciprocating Compr/Chiller	100%	2022	\$69,700	1	\$8,300	В
Distribution Chilled Wtr Pipe/Pump	80%	2032	* *	4	\$1,100	В
No Component	20%					D
Terminal Devices	600/	2022	Φ.5.2.200		\$ < < 0.0	ъ
Air Handler/Cool/Ht	60%	2022	\$52,300	1	\$6,600	В
Air Handler/Cool/Ht	20%	2027	* *	1	\$2,200	В
Fan Coil - Cool/Heat	20%	2027	. Tr	1	\$1,200	В
Heat Rejection Air Condenser Unit	100%	2022	\$41,000	2	\$12,400	В
Ventilation	10070	2022	\$41,000		\$12,400	ь
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,900	В
Exhaust Fans					1 - 1 - 1	
Roof	100%	2030	* *	2	\$600	В
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2032	* *	1		В
Galv Iron/Steel	80%	2027	* *	1		В
Water Heater Electric	100%	2022	\$3,200	4	\$100	В
	Recent Replace Evident, External Location: Basement	ent : Light, Area Affe	ected : 100%			
Can't and Diving	Location : basement					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping	10070	LIFE		1		ъ
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100% Recent Replace Evident, Exte Location: Basement	2030 ent : Light, Area Affe	* * ected : 100%	4	\$1,300	В
Sewage Ejector(s)						
Electric	100%	2022	\$10,400	4	\$1,300	В
Backflow Preventer Generic	100% 0-2 Other Observation, Extent : I	\$100 2030 Light, Area Affected	**	1	\$1,000	В
	Location: Basement Explanation: Slight Leak					
Fixtures	Explanation : Slight Leak					
Generic	100%					В

Vertical Transport

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

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

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BROOKLYN PUBLIC LIBRARY - 038 FLATBUSH BRANCH LIBRARY

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

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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

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

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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
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
Total	\$128,000	\$7,600	\$13,600	\$6,800
Priority A	\$36,400			
Priority B	\$54,300	\$7,600	\$10,700	\$6,800
Priority C	\$37,300		\$2,900	
Total	\$128,000	\$7,600	\$13,600	\$6,800



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

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

Asset #: 4206

	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior			•				
Exterior Walls							
Masonry: Brick	90% 0-2 Jnt Mortar Miss/Erc Location: Throug Water Penetration, L Location: Kitchen	hout	Affected		5	\$24,400	A
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 Jnt Mortar Miss/Era Location: Throug. Spalling, Extent: M	hout oderate, Area Affect			5	\$2,600	A
Married Linear	Location: Throug. Worn/Eroded, Extent Location: Throug. 15% 0-2	nt : Moderate, Area A hout		**		ф <i>с</i> 00	Α
Masonry: Limestone	15% 0-2 Cracking/Crumbling Location: Through	-	LIFE ea Affecte		5	\$600	A
Metal Panel	5%		2044	* *	5	\$600	A
Roof							
Modified Bitumen	100% Now Miss/Damaged Flas Location: Over Fi Patching Evident, E Location: Throug Water Penetration, L Location: Throug	irst Floor xtent : Light, Area A hout Extent : Moderate, A	Affected :	5%			A
nterior							
Floors	105			_	-		
Cast in Place Concrete	10%		LIFE	* *	5	\$12,800	C
Ceramic Tile	5% 4+ Worn/Eroded, Exten		2033 Affected .	* *	5	\$700	С
Terrazzo		Door On First Floo	r	**	5	\$1,100	С
	Other Observation,	_		: 10%			
	Location : By Exit Explanation : Wat	er Penetrates From		side Durino Heavy	Rain Fl	ooding This Area	

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

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

Asset #: 4206

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
			xtent : Moderate, A And Office In Base	00	cted : 10%			
Ceilings								
AcousTileSusp.Lay-In	45%	Now	\$8,900	2037	* *	5	\$6,600	В
	O	iscoloring, : Through	Extent : Moderate out	, Area A	ffected : 20%			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: 2nd Floo	or By Stair B, Audit	orium, B	asement By Elevat	tor And E	Elevator Room	
Exposed Concrete	25%			LIFE	* *	5-10	\$9,100	В
Plaster	25%			LIFE	* *	5-10	\$12,500	В
Wood	5%			LIFE	* *	5	\$25,500	В

Electrical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	В
	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 1200 Amps Mo	ain Disconnect Swite	·h			
Switchgear / Switchboard Fused Disc Sw	100%	2050	* *	5	\$100	В
Raceway	100/0	2020			Ψ100	
Conduit	100%	2054	* *	1		В
Panelboards						
Fused Disc Sw	5%	2046	* *	5		В
Molded Case Bkrs	95%	2046	* *	5	\$500	В
Wiring						
Thermoplastic	100%	2054	* *	1		В
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	В
	Other Observation, Extent: Moder	ate, Area Affected :	100%			
	Location: Basement					
	Explanation: Water Main					

Lighting

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

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

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Interior Lighting							
Fluorescent	85%		2034	* *	10	\$15,200	В
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Through	iout					
	Explanation: Usin	g T-8 Lamps					
Fluorescent	15%		2034	* *	10	\$2,700	В
	Other Observation, I Location : Through Explanation : Usin	nout	Area Affe	ected : 100%			
Egress Lighting							
Emergency, Service	50%		2034	* *	1		В
Exit, Service	50%		2034	* *	1		В
Exterior Lighting							
HID	100%		2034	* *	10	\$100	В
Alarm							
Security System							
No Component	70%						D
Generic	30%		2032	* *	1	\$2,200	В
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2032	* *	1-3	\$3,600	В

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$9,700	В
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Basement Boile	r Room				
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2040	* *	4	\$1,400	В
Terminal Devices						
Air Handler	40%	2029	* *	1	\$4,800	В
Convector/Radiator	60%	2037	* *	1	\$3,800	В
Air Conditioning						-
Energy Source						
Electricity	100%	2040	* *	1		В

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

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

Asset #: 4206

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	60%		2025	**	2	\$700	В
	R-22 Refrigerant, Exte Location : Penthouse		, ,	60%			
Ext Pkg Unit - Cooling	40% R-22 Refrigerant, Exte Location: Roof	nt : Light, Area A	2029 ffected :	**	2	\$500	В
Heat Rejection Air Condenser Unit No Component	60% 40%		2029	* *	2	\$8,200	B D
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,200	В
Exhaust Fans Interior	95%		2032	* *	2	\$600	В
Roof Plumbing	5%		2029		2		В
H/C Water Piping							
Brass/Copper	100%		2044	* *	1		В
Water Heater Gas Fired	100%		2022	\$5,200	2	\$300	В
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100% 0-2 Other Observation, Ex Location: South Exi		LIFE Area Affe	* * cted : 5%	1		В
	Explanation : Sewag		· Sized Co	ausing Water To B	аскир W	hen It Rains	
Sewage Ejector(s) Electric	100%		2029	* *	4	\$1,300	В
Backflow Preventer Generic	100%		2029	* *	1	\$1,200	В
Fixtures Generic	100%						В
Vertical Transport							
Elevators Hydraulic	100% Other Observation, Ex Location : B-2	tent : Light, Area	LIFE Affected	**			С
E. d	Explanation: 1 Unit						
Fire Suppression Sprinkler							
No Component Generic	70% 30%		2044	* *	1-2	\$1,600	D B

Maintenance \$ are aggregated over a 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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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

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

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

. ,			
\$42,400		\$400	\$3,200
\$66,200	\$7,500	\$16,800	\$6,800
\$81,600			
\$190,200	\$7,500	\$17,200	\$10,000
\$3,900	\$3,900	\$3,900	\$3,900
\$21,400	\$2,900	\$4,800	\$2,100
\$34,600	\$600	\$800	\$800
\$48,700		\$7,700	\$3,200
\$81,600			
FY 2015	FY 2016	FY 2017	FY 2018
	\$81,600 \$48,700 \$34,600 \$21,400 \$3,900 \$190,200 \$81,600 \$66,200	\$81,600 \$48,700 \$34,600 \$21,400 \$3,900 \$3,900 \$190,200 \$81,600 \$66,200 \$7,500	\$81,600 \$48,700 \$7,700 \$34,600 \$600 \$800 \$21,400 \$2,900 \$4,800 \$3,900 \$3,900 \$3,900 \$190,200 \$7,500 \$17,200 \$81,600 \$66,200 \$7,500 \$16,800



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

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

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

Asset #: 4203

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
erior							
Windows	1000/ 1	Ф251 000	20.40	* *	~	Φ2. C 00	
Aluminum	100% Now Air Infiltration, Exte Location: Through Deteriorated Finish,	hout		l : 25%	5	\$3,600	A
	Location : Through		111 000 1195	, cerea : 5070			
	Glazing Clouded, Ex Location : Through	ctent : Moderate, Ar	ea Affec	ted : 25%			
	Thermally Inefficien Location : Through	hout		-			
	Water Penetration, I			cted : 20%			
	Weather Strip Missi	acade, South Facad		Affacted : 25%			
	Location : Through	· ·	ie, Areu	Ajjecieu . 2570			
Parapets							
Masonry: Brick	95% Now Diagonal Cracks, E. Location : Corners		LIFE ea Affec	* * ted : 10%	5	\$3,700	A
	Efflorescence, Extended Location: Through		Affected	: 10%			
	Horizontal Cracks, Location: Through		Area Affe	cted : 10%			
	Int Mortar Miss/Ero Location : Through		Area Affe	ected : 50%			
	Water Penetration, I Location : North F	Extent : Moderate, A Cacade, South Facad		cted : 20%			
Masonry: Limestone	5% Now Jnt Mortar Miss/Era Location: Coping	\$2,300 od, Extent : Moderat	LIFE e, Area A	* * Affected : 35%	5	\$200	A
	Caulking Deteriorat Location : Coping	ed, Extent : Modera	te, Area	Affected: 35%			
Roof							
Modified Bitumen	100% Now Blisters, Extent : Mo Location : Roof Or		2029 ed : 10%	**			A
	Drains Inad/Mispos Location : Roof O		e, Area A	ffected : 25%			
	Ponding, Extent: Se						
	Location : Lower I	Roof Along New Lot	s Avenue	<u> </u>			

Interior

Asset #: 4203

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior	•			•				•
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
	0.		derate, Area Affect Of Main Staircase		g Hazard			
Vinyl Tile	_	2-4 Crumbling, 1 : First Fla	\$12,200 Extent : Light, Are por	2024 ea Affect	\$243,300 ed : 5%	3	\$9,500	С
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	C
Glass: Single Pane	2%	0-2	\$10,600	LIFE	* *	5	\$300	C
		_	nents, Extent : Mod					
			e Doors At First, B			S		
	Location	ı : Vestibul	Extent : Moderate, A e Doors At Baseme riorated Finish			s		
Gypsum Board	10%			LIFE	* *	5-10	\$3,700	C
Marble Panels	5%			LIFE	* *	10	\$400	Č
Plaster	68%			LIFE	* *	5-10	\$12,500	Č
SGFT/Glazed Masonry	5%	Now	\$2,500	LIFE	* *	0 10	Ψ1 2, 000	Č
	Cracking/		Extent : Moderate		ffected : 2%			
	_	_	iir Between Basem	-	-			
			xtent : Light, Area uir Between Basem					
Ceilings								
AcousTileConcealSpLn	25%	Now	\$56,600	2044	* *	5	\$4,500	В
		lam Surface 1 : Through	e, Extent : Light, Ar out	ea Affec	ted : 10%			
	U	Discoloring, a: Through	, Extent : Moderate out	, Area Ą	ffected : 25%			
	Water Per	etration, E	extent : Moderate, A Floors, Around Win		cted : 20%			
AcousTileSusp.Lay-In	50%			2037	* *	5	\$14,500	В
Plaster	25%	Now	\$6,300	LIFE	* *	5	\$4,500	В
	Water Per		xtent : Light, Area		: 5%	-	, ,,,,,,,,	

Electrical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

Asset #: 4203

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment					_		_
Fused Disc Sw	100%		2024	\$3,100	5	\$100	В
	Other Observation, I		rea Affe	cted: 100%			
	Location : Electric		icaannac	at Curital			
Switchgear / Switchboard	Explanation : One	1200 Amps Main Di	sconnec	a Swiich			
Fused Disc Sw	50%		2024	\$22,600	5		В
Molded Case Bkrs	50%		2024	\$22,600	5	\$300	В
Raceway	3070			<u> </u>		Ψ200	
Conduit	70%		2034	* *	1		В
Conduit	30%		2024	\$7,400	1		В
Panelboards							
Fused Disc Sw	10%		2023	\$2,300	5		В
Molded Case Bkrs	60%		2023	\$13,700	5	\$300	В
Molded Case Bkrs	30%		2040	* *	5	\$200	В
Wiring							
Braided Cloth	70% 2-4	\$18,400	2049	* *	1		В
	Insulation Aged, Ext		a Affecte	ed: 100%			
	Location : Through	iout					
Thermoplastic	30%		2044	* *	1		В
Motor Controllers							
Locally Mounted	80%		2022	\$12,600	5	\$100	В
Locally Mounted	20%		2037	* *	5		В
Ground							
Grounding Devices	400-1				_	* * * * * * * * * * * * * * * * * * *	_
Generic	100%		LIFE	* *	5	\$600	В
Lighting							
Interior Lighting	750/		2010	¢07.200	10	¢12.400	D
Fluorescent	75% T-12 Lamps, Extent:	: Moderate Area Af	2019	\$87,200	10	\$13,400	В
	Location : Through		ecteu.	10070			
Eleganos			2020	* *	10	\$2,600	D
Fluorescent	20% T-8 Lamps, Extent : .	Moderate Area Affe	2029		10	\$3,600	В
	Location : Through		ciea. I	<i>3070</i>			
In son decemt			2010	\$5.000	2		D
Incandescent	5%		2019	\$5,800	2		В
Egress Lighting Emergency, Battery	10%		2029	* *	10	\$500	В
Emergency, Battery	40%		2019	\$3,300	10	\$1,900	В
Exit, Service	5%		2019	**	10	\$1,900	В
Exit, Service	45%		2019	\$1,500	1		В
Alarm	1570		2017	Ψ1,500			ט
Security System							
No Component	70%						D
Generic	30%		2029	* *	1	\$2,200	В
Fire/Smoke Detection						+2,230	
No Component	65%						D

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

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

Asset #: 4203

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	1000/			2044	* *	1		D
Natural Gas	100%			2044	7. 7.	1		В
Conversion Equipment Hot Water Boiler			\$10,100 evere, Area Affecte coom	2037 d : 20%	* *	1	\$8,700	В
	Location	ı : Basemer		Affected	: 1%			
Distribution	Explana	tion : One	Unit					
Distribution Hot Wtr Piping/Pump	100%			2032	* *	4	\$1,400	В
Terminal Devices Convector/Radiator	100%			2029	* *	1	\$6,300	В
Air Conditioning								
Energy Source Electricity	100%			2040	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	-	igerant, Ex	tent : Light, Area A In The Basement	2025 ffected :	**	2	\$400	В
Ext Pkg Unit - Cooling			\$1,300 Moderate, Area Affe	2029 cted : 15	* *	2	\$600	В
	R-22 Refr		tent : Light, Area A Roof	ffected :	100%			
Terminal Devices Fan Coil - Cooling No Component	10% 90%			2029	* *	1	\$600	B D
Heat Rejection								
Air Condenser Unit No Component	10% 90%			2029	* *	2	\$1,400	B D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,100	В
Exhaust Fans Interior	50%		\$200	2024	\$12,400	2	\$200	В
			t : Severe, Area Aff nt Staff Lounge	fected : 2	0%			
Roof	50% Corroded,	Now Extent : M	\$400 Ioderate, Area Affe haust Fans	2024 cted : 15	\$8,900	2	\$200	В
Plumbing								
H/C Water Piping								
Brass/Copper Galv Iron/Steel	50% 50%			2044 2029	* *	1		B B
Gary fron/Steer	50%			2029	-1- 4-	1		Ŋ

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

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

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing	·				
Water Heater	1000/	2022 \$5.20		¢200	D
Gas Fired	100% Other Observation, Extent : Light, Area	2022 \$5,200 a Affactad : 100%) 2	\$300	В
	Location: Basement	1111/естей : 100/0			
	Explanation: One Unit				
Sanitary Piping					
Cast Iron	100%	LIFE *:	* 1		В
Storm Drain Piping					_
Cast Iron	100% Now \$1,600	LIFE *:	' 1		В
	Blockage /Clogged, Extent: Moderate, Location: Roof Drain	Area Affected : 5%			
	Corroded, Extent : Moderate, Area Affa	octed · 5%			
	Location : At Lobby Ceiling, Leaking				
Sewage Ejector(s)					
Electric	100%	2029 *:	¢ 4	\$1,300	В
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location: Basement				
	Explanation: Not Accessible				
Backflow Preventer					_
No Component	90%	2024 #204	. 1	ф100	D
Generic	10% Other Observation, Extent: Light, Area	2024 \$200 a Affacted : 100%) 1	\$100	В
	Location : Basement	i Ajjeciea . 100%			
	Explanation : Boiler Make Up Line				
Fixtures					
Generic	100%				В
Vertical Transport					
Elevators	1000/	TIEE *:	,		C
Hydraulic	100%	LIFE			С
	Other Observation, Extent : Light, Area Location : B-2	а Адјества : 100%			
	Explanation : 1 Unit				
Fire Suppression	илрининон . 1 Они				
Sprinkler					
No Component	95%				D
Generic	5%	2034 *:	1-2	\$300	В
Chemical System					_
No Component	90%	2022		* * *	D
Generic	10%	2022 \$2,500) 1-3	\$4,100	В
	Other Observation, Extent : Light, Area Location : Throughout	a Affected: 100%			
	Explanation: Fire Extinguishers				
-	Explanation . Fire Extinguishers				

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

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

Print Date: 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

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

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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
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
Total	\$93,600	\$6,600	\$8,800	\$9,500
Priority A	\$22,300			\$400
Priority B	\$46,000	\$6,300	\$8,100	\$6,500
Priority C	\$25,400	\$300	\$700	\$2,600
Total	\$93,600	\$6,600	\$8,800	\$9,500



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 4204

rchitecture	Current R	epair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior			•				•
Exterior Walls							
Masonry: Brick	90% Now Jnt Mortar Miss/Erod Location: East Fact Vertical Cracks, Exter Location: At North Water Penetration, Ex Location: At Stairs	ade, Chimney nt : Moderate, Are west Corner xtent : Moderate, A	a Affected	!: 5%	5	\$20,900	A
Masonry: Fieldstone	1% 0-2	\$1,200	LIFE	* *	5	\$200	A
	Int Mortar Miss/Erod Location : Through	_	rea Affecte	ed : 10%			
Masonry: Limestone	8% Now	\$11,800	LIFE	* *	5	\$1,400	A
	Jnt Mortar Miss/Erod Location : Through		e, Area Aj	ffected : 10%			
Window Wall	1%		2043	* *	5	\$900	A
Windows Aluminum							
	Bent/Warped Element Location : Through Deformed/Dented, Ex Location : Through Hardware Missing, E. Location : Through	out tent : Moderate, A out xtent : Moderate, A	rea Affect	ed : 40%			
Parapets				de de	_		
Cast Stone/Terra Cotta	5%	Φ2.700	LIFE	* *	5	\$300	A
Masonry: Brick	90% Now Cracking/Crumbling, Location: Througho Jnt Mortar Miss/Erod Location: Interior I	out !, Extent : Severe, A	Area Affeo	ected : 20%	5	\$800	A
Masonry: Limestone	5% 0-2 Jnt Mortar Miss/Erod Location : Througho	_	LIFE rea Affecte	* * ed : 10%	5	\$100	A
Roof							
Modified Bitumen	100% Now Blisters, Extent: Mod Location: Main Roo Water Penetration, Ex Location: Children	rf xtent : Moderate, A		* * ted : 10%			A

Interior

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

Asset #: 4204

Architecture	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
nterior								
Floors								
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
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Through	out					
	Explana	tion : 9x9 T	<i>ïiles</i>					
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$1,500	C
Plaster	80%			LIFE	* *	5	\$5,900	C
SGFT/Glazed Masonry	10%	Now	\$22,800	LIFE	* *			C
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
		netration, E n : At Stairs	xtent : Moderate, A	Area Affe	cted : 30%			
Ceilings								
AcousTileConcealSpLn	25%	0-2	\$5,400	2036	* *	5	\$4,300	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Exposed Concrete	10%			LIFE	* *	5	\$400	В
Gypsum Board	10%			LIFE	* *	5	\$3,400	В
Plaster	55%	Now	\$13,100	LIFE	* *	5	\$9,500	В
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location	ı : Children	Recreational Room	m				

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2023	\$3,100	5	\$100	В	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%				
	Location: Electrical Room						
	Explanation: One 400 Amps Mair	n Disconnect S	Switch				
Switchgear / Switchboard							
Molded Case Bkrs	50%	2023	\$22,600	5	\$200	В	
Molded Case Bkrs	50%	2023	\$22,600	5	\$200	В	
Raceway							
Conduit	60%	2023	\$14,700	1		В	
Conduit	40%	2043	* *	1		В	
Panelboards							
Molded Case Bkrs	25%	2039	* *	5	\$100	В	
Molded Case Bkrs	70%	2022	\$16,000	5	\$300	В	
Molded Case Bkrs	5%	2045	* *	5		В	

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

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

Asset #: 4204

Electrical	Curre	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Wiring							
Braided Cloth	60% 2-4	\$15,800	2048	* *	1		В
	Insulation Aged, I Location : Throi	Extent : Moderate, Are ughout	a Affecte	ed : 100%			
Thermoplastic	30%		2043	* *	1		В
Thermoplastic	10%		2049	* *	1		В
Motor Controllers							
Locally Mounted	10%		2040	* *	5		В
Locally Mounted	90%		2036	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	В
		n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Baser						
	Explanation : W	ater Main					
Lighting							
Interior Lighting	0.50/		2022	фо 2 5 00	10	#14200	D
Fluorescent	85%	Endand . Madanada	2023	\$93,500	10	\$14,300	В
	Location : Throi	n, Extent : Moderate, A	Area А <u></u> ijе	стеа : 100%			
		sing T-12 Lamps					
ШЪ		sing 1-12 Lamps	2022	Ф2.000	10		D.
HID	5%		2023	\$3,900	10		В
Incandescent	10%		2023	\$11,000	2		В
Egress Lighting	5 00/		2022	Φ1. 7 00			D
Emergency, Service	50%		2023 2023	\$1,500	1		В
Exit, Service	50%		2023	\$1,500	1		В
Exterior Lighting HID	1000/		2022	¢7 700	10	¢100	В
	100%		2023	\$7,700	10	\$100	В
Alarm							
Security System No Component	80%						D
Generic	20%		2023	\$12,800	1	\$1,400	B
Fire/Smoke Detection	∠U70		2023	\$12,000	1	φ1, 4 00	ъ
No Component	70%						D
Generic	30%		2023	\$65,700	1-3	\$3,400	В
Ocheric	3070		2023	Φ05,700	1-3	φ3,400	ע

Mechanical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2043	* *	1		В

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

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

Asset #: 4204

Mechanical		Current Repair Fu		Future	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating Conversion Equipment Hot Water Boiler	Location Other Obse Location	: Thermos ervation, E : Basemen				1	\$8,200	В	
Distribution	Explanat	ion : One l	Unit						
Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,400	В	
Terminal Devices	10070			2037			Ψ1,100		
Air Handler	40%			2028	* *	1	\$4,600	В	
Convector/Radiator	60%			2036	* *	1	\$3,600	В	
Air Conditioning Energy Source Electricity	100%			2039	* *	1		В	
Conversion Equipment Ext Pkg Unit - Cooling	-	_	\$4,900 nt : Moderate, Arec stat Control System		**	2	\$900	В	
Terminal Devices									
Direct Expansion	100%			2028	* *	1		В	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,200	В	
Exhaust Fans Interior		Now tent : Mod : Bathrooi	\$100 lerate, Area Affecte ms	2028 d : 5%	* *	2		В	
Roof	90%			2028	* *	2	\$500	В	
Plumbing	7070			2020			Ψ300		
H/C Water Piping Galv Iron/Steel	100%			2028	* *	1		В	
Water Heater Gas Fired	100%			2021	\$4,900	2	\$300	В	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		В	
Fixtures	1000/							D	
Generic	100%							В	
Vertical Transport Elevators Hydraulic	100% Other Obse Location		Extent : Light, Area	LIFE Affected :	* *			С	
		ion : 1 Uni	it						

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

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

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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

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

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

\$109,000	\$9,200	\$46,600	\$11,300
\$22,500	\$1,900	\$5,300	\$3,200
\$14,500	\$7,300	\$41,300	\$8,200
\$72,100			
\$109,000	\$9,200	\$46,600	\$11,300
\$3,900	\$3,900	\$3,900	\$3,900
\$2,600	\$1,900	\$16,000	\$2,300
\$1,900	\$1,500	\$21,400	\$1,900
\$28,400	\$1,900	\$5,300	\$3,200
\$72,100			
FY 2015	FY 2016	FY 2017	FY 2018
	\$72,100 \$28,400 \$1,900 \$2,600 \$3,900 \$109,000 \$72,100 \$14,500 \$22,500	\$72,100 \$28,400 \$1,900 \$1,900 \$1,500 \$2,600 \$1,900 \$3,900 \$3,900 \$109,000 \$9,200 \$72,100 \$14,500 \$7,300 \$22,500 \$1,900	\$72,100 \$28,400 \$1,900 \$5,300 \$1,900 \$1,500 \$21,400 \$2,600 \$1,900 \$16,000 \$3,900 \$3,900 \$3,900 \$109,000 \$9,200 \$46,600 \$72,100 \$14,500 \$7,300 \$41,300 \$22,500 \$1,900 \$5,300



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

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

Current Repair Future Replacement				M		
% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
						A
-						
Deteriorated Finish, Ex	tent : Moderate,	Area Afj	fected : 25%			
Location : South Face	ıde					
Staining/Discoloring, E	xtent : Moderate	, Area Aj	ffected : 25%			
Location : South Face	ıde					
85% Now	\$831,200	LIFE	* *	5	\$75,600	A
_			ted : 10%			
		e, Area A	Affected: 50%			
		a Affacta	A · 30%			
				oom In R	asement	
						A
				3	\$6,700	Α
		c, 117 cu 1	ijjeeteu . 3070			
		rea Affe	cted : 20%			
100% Now	\$260,900	2047	* *	5	\$38,100	Α
		Area Aff	fected : 50%			
_			cc 1 500/			
		, Area A	ffected : 50%			
=		Affactad	. 250/			
-		нујестеа	. 23/0			
Location : Throughou						
90% Now	\$106,300	LIFE	* *	5	\$4,900	A
Diagonal Cracks, Exter		ea Affect	ted : 15%		. ,	
Location : At Corners						
		e, Area A	Affected : 50%			
_						
	ent : Severe, Ared	a Affecte	d : 25%			
Location : Stairs						
10% Now	\$21,200	LIFE	**	5	\$700	A
	Extent : Moderat	e, Area A	Affected : 50%			
		A CC :	1 250/			
		a Affecte	a : 25%			
	5% Now Deformed/Dented, Externation: South Faces Staining/Discoloring, Externation: South Faces Staining/Discoloring, Externation: South Faces 85% Now Diagonal Cracks, Externation: Southwest of Location: Southwest of Location: Throughout Water Penetration, Externation: Lunch Room 10% Now Jut Mortar Miss/Erod, Internation: Stairs, Real 100% Now Deteriorated Finish, Externation: Throughout Thermally Inefficient, Externation: Throughout Split/Cracked, Extent: Location: Throughout Split/Cracked, Extent: Location: Throughout Thermally Inefficient, Externation: Throughout Thermally Ineffi	5% Now \$160,200 Deformed/Dented, Extent: Moderate, A Location: South Facade Deteriorated Finish, Extent: Moderate, Location: South Facade Staining/Discoloring, Extent: Moderate Location: South Facade 85% Now \$831,200 Diagonal Cracks, Extent: Moderate, Ar Location: Southwest Corner Throughd Int Mortar Miss/Erod, Extent: Moderate Location: Throughout Water Penetration, Extent: Severe, Area Location: Lunch Room, Second Floor 10% Now \$270,500 Int Mortar Miss/Erod, Extent: Moderate Location: Cornice, Horizontal Bands Water Penetration, Extent: Moderate, A Location: Stairs, Reading Areas 100% Now \$260,900 Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Moderate, Location: Throughout Split/Cracked, Extent: Moderate, Area Location: Throughout 90% Now \$106,300 Diagonal Cracks, Extent: Moderate, Area Location: At Corners Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout Water Penetration, Extent: Severe, Area Location: Stairs 10% Now \$21,200 Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping	5% Now \$160,200 2042 Deformed/Dented, Extent: Moderate, Area Affect Location: South Facade Deteriorated Finish, Extent: Moderate, Area Affect Location: South Facade Staining/Discoloring, Extent: Moderate, Area Affect Location: South Facade 85% Now \$831,200 LIFE Diagonal Cracks, Extent: Moderate, Area Affect Location: Southwest Corner Throughout Jnt Mortar Miss/Erod, Extent: Moderate, Area Affecte Location: Throughout Water Penetration, Extent: Severe, Area Affecte Location: Lunch Room, Second Floor Reading 10% Now \$270,500 LIFE Jnt Mortar Miss/Erod, Extent: Moderate, Area Affecte Location: Cornice, Horizontal Bands Water Penetration, Extent: Moderate, Area Affecte Location: Stairs, Reading Areas 100% Now \$260,900 2047 Deteriorated Finish, Extent: Moderate, Area Affected Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected Location: Throughout Split/Cracked, Extent: Moderate, Area Affected Location: Throughout 90% Now \$106,300 LIFE Diagonal Cracks, Extent: Moderate, Area Affected Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Throughout Water Penetration, Extent: Severe, Area Affected Location: Coping	5% Now \$160,200 2042 ** Deformed/Dented, Extent: Moderate, Area Affected: 25% Location: South Facade Deteriorated Finish, Extent: Moderate, Area Affected: 25% Location: South Facade Staining/Discoloring, Extent: Moderate, Area Affected: 25% Location: South Facade 85% Now \$831,200 LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Southwest Corner Throughout Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 30% Location: Lunch Room, Second Floor Reading Areas, Storage R 10% Now \$270,500 LIFE ** Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Cornice, Horizontal Bands Water Penetration, Extent: Moderate, Area Affected: 20% Location: Stairs, Reading Areas 100% Now \$260,900 2047 ** Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Moderate, Area Affected: 50% Location: Throughout 90% Now \$106,300 LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Throughout 90% Now \$106,300 LIFE ** Diagonal Cracks, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 25% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 50% Location: Stairs 10% Now \$21,200 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Stairs 10% Now \$21,200 LIFE ** Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Coping Water Penetration, Extent: Severe, Area Affected: 25%	Total (Years) FY (Yrs) 5% Now \$160,200 2042 ** Deformed/Dented, Extent: Moderate, Area Affected: 25% Location: South Facade Deteriorated Finish, Extent: Moderate, Area Affected: 25% Location: South Facade Staining/Discoloring, Extent: Moderate, Area Affected: 25% Location: South Facade 85% Now \$831,200 LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 10% Location: Southwest Corner Throughout Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 30% Location: Lunch Room, Second Floor Reading Areas, Storage Room In Billow 10% Now \$270,500 LIFE ** 5 Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Cornice, Horizontal Bands Water Penetration, Extent: Moderate, Area Affected: 20% Location: Stairs, Reading Areas 100% Now \$260,900 2047 ** 5 Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Split/Cracked, Extent: Moderate, Area Affected: 25% Location: Throughout 90% Now \$106,300 LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 50% Location: Throughout 90% Now \$106,300 LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 50% Location: Throughout 90% Now \$106,300 LIFE ** 5 Diagonal Cracks, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Severe, Area Affected: 25% Location: Stairs 10% Now \$21,200 LIFE ** 5 JIM Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Stairs 10% Now \$21,200 LIFE ** 5 JIM Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Coping Water Penetration, Extent: Severe, Area Affected: 25% Location: Coping Water Penetration, Extent: Severe, Area Affected: 25%	Syk Now \$160,200 2042 ** *

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

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

Asset #: 4201

Architecture		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
Exterior								
Roof								
Copper/Terne	30%		\$20,500	2037	* *			A
		•	, Extent : Moderate	e, Area A	Affected : 20%			
		: Southwe						
		on Func/Mi i : Northea.	iss, Extent : Moder st Wing	ate, Area	a Affected : 25%			
Modified Bitumen	70%	Now	\$30,400	2027	* *			A
		aged Flash : Northwe	ings, Extent : Mod st Wing	erate, Ar	ea Affected : 25%			
			xtent : Moderate, A	rea Affe	ected : 20%			
			inge And Children					
nterior					5			
Floors								
Carpet	5%			2021	\$9,100	3	\$2,800	С
Ceramic Tile	5%			2031	* *	5	\$1,400	Č
Vinyl Tile	70%			2027	* *	3	\$9,800	Č
Wood	20%			2037	* *	5	\$10,600	Č
Interior Walls							, -,	
Ceramic Tile	5%			2031	* *	5	\$2,400	C
Plaster	10%	Now	\$19,300	LIFE	* *	5	\$1,400	C
			ents, Extent : Seve		Affected : 25%	-	+-,	
		_			Reading Areas And	l Staff Ki	tchen, Stairs,	
		Room In Bo			_			
			xtent : Severe, Are					
	Location	: 2nd Floo	or Staff Kitchen, Ch	ildrens I	Reading Room, Sto	rage Roo	om In Basemnet	
Plaster	75%			LIFE	* *	5	\$10,800	С
Wood	10%			LIFE	* *	5	\$19,300	C
Ceilings								
AcousTileSusp.Lay-In	5%			2035	* *	5	\$1,400	В
Plaster	10%	Now	\$5,300	LIFE	* *	5	\$1,800	В
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	rea Affected : 20%			
	Location	: Electrica	al Room And Secon	d Floor	Reading Areas			
	Water Per	etration, E	xtent : Moderate, A	rea Affe	ected : 10%			
	Location	: Children	s Reading Room, S	taff Lun	ch Room, Stairs			
Plaster	85%			LIFE	* *	5	\$14,900	В

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

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

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

Asset #: 4201

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts	-	·				-		
Switchgear / Switchboard								
Fused Disc Sw	30%	2042	* *	5		В		
Molded Case Bkrs	70%	2022	\$34,100	5	\$400	В		
Raceway								
Conduit	90%	2032	* *	1		В		
Conduit	10%	2042	* *	1		В		
Panelboards								
Molded Case Bkrs	25%	2021	\$6,200	5	\$100	В		
Molded Case Bkrs	50%	2038	* *	5	\$300	В		
Molded Case Bkrs	25%	2030	* *	5	\$100	В		
Wiring								
Thermoplastic	90%	2032	* *	1		В		
Thermoplastic	10%	2042	* *	1		В		
Motor Controllers								
Locally Mounted	100%	2020	\$17,000	5	\$100	В		
Ground	_	_						
Grounding Devices								
Generic	100%	LIFE	* *	5	\$300	В		
Lighting								
Interior Lighting								
Fluorescent	70%	2027	* *	10	\$12,100	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
	Explanation: T-8 Lamps							
Fluorescent	10%	2027	* *	10	\$1,700	В		
1 Idol o o o o o o o o o o o o o o o o o o	Other Observation, Extent : M		100%	10	Ψ1,700	D		
	Location: Basement	,						
	Explanation: Compact Fluorescent Light Fixtures							
Fluorescent	20%	2027	* *	10	\$3,400	В		
Fluorescent		10	\$3,400	В				
	Other Observation, Extent : M Location : Classrooms	ошению, пнеи пуреслей.	100/0					
Egrass Lighting	Explanation: T-5 Lamps							
Egress Lighting	500/	2027	* *	10	¢2.200	D		
Emergency, Battery	50%	2027	**	10	\$2,300	В		
Exit, Service	50%	2027	* *	1		В		
Exterior Lighting	1000/	2022	do coo	10	\$100	ъ		
HID	100%	2022	\$8,600	10	\$100	В		
Alarm								
Security System	F00/					~		
No Component	50%	• • = =		-	* = · - · ·	D		
Generic	50%	2027	**	1	\$3,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Hallways	~						
	Explanation: CCTV Surveill	ance Camera System An	d Intrusion 1	Alarm Sy.	stem			

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

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

Asset #: 4201

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
Generic	100%	2027 **	1-3 \$12,000	В
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual I	Pull Station, Smoke Detecto	rs	

Mechanical	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
Heating								
Energy Source								
Natural Gas	100%			2032	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2027	* *	1	\$9,300	В
			Extent : Light, Area	Affected	: 100%			
		: Boiler R						
	Explana	tion : 1 Bo	iler					
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$900	В
Terminal Devices								
Convector/Radiator	100%			2027	* *	1	\$6,100	В
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		В
Conversion Equipment								
Reciprocating	25%			2027	* *	1	\$2,200	В
Compr/Chiller								
Ext Pkg Unit - Cooling	75%			2027	* *	2	\$900	В
Terminal Devices								
Direct Expansion	25%			2022	\$18,100	1		В
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2027	* *	2	\$3,300	В
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,500	В
Exhaust Fans								
Interior	50%			2022	\$12,900	2	\$300	В
Roof	50%			2027	* *	2	\$300	В
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		В
Water Heater								
Gas Fired	100%			2020	\$5,400	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Note: All component repairs \$ estim	ates are in c	ırrent dolla	rs and are not escalar	ted for poi	tential future inflatio	n.		

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

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