

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : 115TH STREET BRANCH LIBRARY
Address : 203 WEST 115TH ST. NEAR ADAM CLAYTON POWELL JR BLVD
Borough : MANHATTAN **Agency's Number** : 001
Program / Asset # : NPL0001.000 / 13353 **Yr Built/Renovated** : 1908 / 2006
Area Sq Ft : 13,800 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Mar-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1831 **Lot** : 26 **BIN** : 1055236

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$63,500	\$208,000
Interior Architecture		\$72,200
Electrical	\$1,700	
Mechanical		\$446,200
Total	\$65,200	\$726,300
Importance Code A	\$63,500	\$367,200
Importance Code B	\$1,700	\$359,100
Total	\$65,200	\$726,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$111,500			
Interior Architecture	\$142,200	\$400	\$8,300	\$1,700
Electrical	\$500	\$300	\$14,700	\$600
Mechanical	\$18,800	\$1,800	\$21,100	\$1,800
Site Enclosure	\$7,300			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$285,200	\$6,600	\$48,100	\$8,100
Importance Code A	\$127,500	\$700	\$700	\$700
Importance Code B	\$118,600	\$5,400	\$47,400	\$7,400
Importance Code C	\$39,200	\$400		
Total	\$285,200	\$6,600	\$48,100	\$8,100



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

NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%			LIFE	**	5	\$19,700	
	Masonry: Limestone	25%			LIFE	**	5	\$6,200	
	Metal Panel	10%	Now	\$11,800	2042	**	5	\$6,200	
Deteriorated Finish, Extent : Severe, Area Affected : 80%									
Location : Roof Bulkhead Structure									
	Slate Panels	2%			LIFE	**	5	\$500	
	Wood	3%	Now	\$23,200	2052	**	5	\$2,500	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Window Trim. West 115th Street Facade									
Windows									
	Aluminum	50%	Now	\$25,900	2040	**	5	\$1,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Rear Facade Windows									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%									
Location : Basement Level Rear Yard Window									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Rear Facade Windows									
	Wood	50%	0-2	\$21,800	2040	**	5	\$12,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Rails And Glazing Bars. West 115th Street Façade									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Windows On West 115th Street Facade									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$400	
	Masonry: Brick	85%	Now	\$63,500	LIFE	**	5	\$900	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : Rear Facade. Outer Parapet Wall									
Spalling, Extent : Severe, Area Affected : 90%									
Location : Parapet Wall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Rear Facade. Above 3rd Floor Staff Lounge									
Worn/Eroded, Extent : Severe, Area Affected : 90%									
Location : Interior Face Of Parapet									
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Slate	3%			LIFE	**	5		

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	45%	Now	\$15,500	2047	* *			
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%								
	Location : Base Shingles At Roof Above 3rd Floor Community Room								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : Roof Above 3rd Floor Community Room								
	Worn/Eroded, Extent : Severe, Area Affected : 80%								
	Location : Roof Bulkhead Structure								
	Modified Bitumen	50%	2-4	\$5,800	2032	\$58,200			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Flat Roof At Rear Of Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Staff Offices								
	Skylight, Metal/Glass	5%	Now	\$7,500	2032	\$149,700			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Above Staff Offices. 3rd Floor								
Interior									
Floors									
	Carpet	10%	0-2	\$39,700	2034	\$39,700	3	\$3,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st Floor Reading Area								
	Cast in Place Concrete	7%			LIFE	* *	5	\$3,200	
	Repairs in Progress, Extent : N/A, Area Affected : 90%								
	Location : Basement								
	Ceramic Tile	3%	Now	\$1,900	2041	* *	5	\$300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Basement Toilet Room								
	Marble Panels	5%			LIFE	* *	5	\$800	
	Slate	2%			LIFE	* *	5	\$400	
	Terrazzo	5%			LIFE	* *	5	\$800	
	Vinyl Tile	25%	Now	\$46,500	2042	* *	3	\$1,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 35%								
	Location : Basement								
	Wood	43%			2047	* *	5	\$16,700	

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$900	
	Glass: Single Pane	5%			LIFE	**	5	\$1,100	
	Gypsum Board	15%			LIFE	**	5	\$2,600	
	Masonry: Brick	3%			LIFE	**			
	Plaster	57%	Now	\$21,600	LIFE	**	5	\$4,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement Walls, Basement Toilet									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement And 3rd Floor Staff Lounge									
	Wood	17%	4+	\$9,300	LIFE	**	5	\$19,500	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Childrens Reading Area									
Ceilings									
	AcousTile,Adhered	10%			2030	\$72,200	5	\$2,100	
	Plaster	25%			LIFE	**	5	\$3,200	
Repairs in Progress, Extent : N/A, Area Affected : 5%									
Location : Basement									
	Plaster	65%	Now	\$22,200	LIFE	**	5	\$8,400	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 3rd Floor Staff Lounge And Staff Offices									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$7,300	2062	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Rear Yard									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Rear Yard									
Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Rear Yard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$800	2052	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 90%									
Location : Rear Yard									
	Masonry: Granite	10%	Now	\$100	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Curbing At Entry Ramp									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Entry Landing And Ramp									

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	**	5	\$100	
	Raceway								
	Conduit	100%			2052	**	1		
	Panelboards								
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	95%			2048	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	**	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	**	10	\$600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor							
	Fluorescent	4%			2037	**	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Staircases							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	1%			2027	\$1,700	10	\$100	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$1,700	
	Exit, LED	30%			2060	**	1		
	Exit, Service	20%			2037	**	1		
	Exterior Lighting								
	Incandescent	20%			2037	**	2		
	No Component	80%							

Alarm

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

Alarm

Security System

No Component

Generic

80%

10%

2037

* *

1

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Cameras*

Generic

10%

2037

* *

1

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors Reading Area And Staircases**Explanation : Intrusion Alarm And Motion Senesor*

Fire/Smoke Detection

No Component

Generic, Digital

70%

30%

2037

* *

1-3

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Basement**Explanation : Gas Meter Is Located Next To Electrical Control Board*

Conversion Equipment

Hot Water Boiler

100%

Now

\$15,900

2030

\$159,300

1

\$6,100

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Basement. Boiler Stopped Working**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,600

2031

\$32,800

4

\$700

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Basement**Explanation : 1 Out Of 2 Circulating Pumps Is Obsolete And Rusted. Replacement Needed.*

Terminal Devices

Convactor/Radiator

100%

2030

\$122,600

1

\$4,500

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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NEW YORK PUBLIC LIBRARY - 035
115TH STREET BRANCH LIBRARY
Asset # : 13353

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2032	\$164,300	2	\$800	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 4 Units. Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 4 Rooftop Units					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Roof	100%			2032	\$29,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 3rd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2042	* *	1-2	\$1,500	
	Fire Pump								
	Generic	100%	Now	\$700	2035	* *	1	\$2,300	
				Corroded, Extent : Severe, Area Affected : 60%					
				Location : Basement					

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : 002
Program / Asset # : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$329,300	
Interior Architecture	\$177,200	
Electrical		\$41,500
Site Enclosure		\$336,600
Total	\$506,500	\$378,100
Importance Code A	\$329,300	
Importance Code B	\$81,500	\$378,100
Importance Code C	\$95,700	
Total	\$506,500	\$378,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,600		\$9,900	\$1,700
Interior Architecture	\$14,800		\$500	\$289,800
Electrical	\$500	\$500	\$46,600	\$500
Mechanical	\$7,400	\$1,900	\$4,600	\$2,300
Site Enclosure	\$6,700			
Site Pavements	\$200			
Total	\$33,100	\$2,400	\$61,700	\$294,200
Importance Code A	\$4,300	\$700	\$10,800	\$2,300
Importance Code B	\$27,700	\$1,700	\$50,900	\$291,800
Importance Code C	\$1,200			
Total	\$33,100	\$2,400	\$61,700	\$294,200



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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$21,100	
	Masonry: Limestone	25%	Now	\$180,600	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : North Street Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : North Street Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Front Facade									
Windows									
	Aluminum	42%	Now	\$54,200	2040	**	5	\$1,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
	Metal Louvers	5%			2035	**	10	\$1,600	
	Wood	43%	Now	\$81,400	2057	**	5	\$10,700	1
Split/Cracked, Extent : Severe, Area Affected : 100%									
Location : Exterior Side Of Window Openings On North And South Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Exterior Side Of Window Openings On North And South Facades									
	Wood	10%	Now	\$13,100	2057	**	5	\$2,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Transom Windows At Air Handler Room									
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$800	
	Masonry: Limestone	10%	Now	\$1,200	LIFE	**	5	\$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : North, East And West Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
	Metal Panel	20%			2042	**	5	\$900	
	Slate	5%	0-2	\$800	LIFE	**	5	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
Roof									
	Modified Bitumen	95%			2037	**	10	\$9,400	
	Skylight, Metal/Glass	5%			2058	**	10	\$1,700	

Interior

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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	70%			2028	\$282,000	3	\$29,400	
Ceramic Tile	5%			2035	* *	5	\$1,000	
Vinyl Tile	15%	Now	\$1,900	2037	* *	3	\$1,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Basement								
Wood	10%	Now	\$81,500	2072	* *	5	\$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Retrofitted Air Handler Room And Old Custodial Apartment								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Retrofitted Air Handler Room And Old Custodial Apartment								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$2,000	
Glass: Single Pane	5%			LIFE	* *	5	\$1,500	
Gypsum Board	15%			LIFE	* *	5	\$3,600	
Plaster	60%	4+	\$31,900	LIFE	* *	5	\$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : 1st Floor Reading Area								
Water Penetration, Extent : Light, Area Affected : 20%								
Location : 2nd Floor Reading Area And Staff Offices								
Plaster	15%	Now	\$63,800	LIFE	* *	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Retrofitted Air Handler Room And Old Custodial Apartment								
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Retrofitted Air Handler Room And Old Custodial Apartment								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Retrofitted Air Handler Room And Old Custodial Apartment								
Ceilings								
AcousTile,Adhered	5%			2037	* *	5	\$1,100	
AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,100	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$300	
Gypsum Board	10%			LIFE	* *	5	\$2,600	
Plaster	60%			LIFE	* *	5	\$7,900	
Plaster	10%	Now	\$3,500	LIFE	* *	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 3rd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	* *			

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125TH STREET BRANCH LIBRARY
Asset # : 13354

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 2-4 \$6,700 2032 \$336,600

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Rear Yard Lot Line Wall

Spalling, Extent : Moderate, Area Affected : 25%

Location : Rear Yard Lot Line Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

On-Site Walkways

Cast in Place Concrete

100%

2-4

\$200

2037

* *

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

Location : Rear Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2032

\$47,100

5

\$400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2032

\$47,100

5

\$400

Raceway

Conduit

95%

2032

\$38,000

1

Conduit

5%

2052

* *

1

Panelboards

Fused Disc Sw

5%

2031

\$1,100

5

Molded Case Bkrs

25%

2048

* *

5

\$100

Molded Case Bkrs

70%

2031

\$15,200

5

\$300

Wiring

Thermoplastic

25%

2052

* *

1

Thermoplastic

75%

2032

\$27,100

1

Motor Controllers

Locally Mounted

80%

2030

\$41,500

5

\$100

Locally Mounted

20%

2045

* *

5

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

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.*

NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

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

Lighting

Interior Lighting

Fluorescent

80%

2037

* *

10

\$10,300

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Reading Areas First And Second Floors*

Fluorescent

15%

2037

* *

10

\$1,900

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices And Basement*

Fluorescent

5%

2037

* *

10

\$600

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery

50%

2027

\$12,800

10

\$1,700

Exit, LED

20%

2060

* *

1

Exit, Service

30%

2027

\$1,500

1

Exterior Lighting

HID

20%

2027

\$14,200

10

No Component

80%

Alarm

Security System

No Component

80%

Generic

10%

2037

* *

1

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Hallways**Explanation : CCTV Surveillance Cameras*

Generic

10%

2027

\$2,900

1

\$500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas And Hallways**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns**And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : In Vault**Explanation : Old Oil Tank Is Still Present*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$6,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Reciprocating	90%			2037	**	1	\$5,900	
	Compr/Chiller		Other Observation, Extent : Light, Area Affected : 90%						
			Location : 2 Units In Back Yard, 1 Unit On Roof						
			Explanation : 3 Units. R-410a						
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir	90%			2037	**	1		
	Expansion								
	No Component	10%							
	Heat Rejection								
	Air Cooled Condenser	90%			2037	**	2	\$8,800	
	Unit								
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$6,300	
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	
	Exhaust Fans								
	Interior	100%			2040	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,800	LIFE	**	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 5%						
			Location : Water Backs Up In Basement When It Rains.						
	Fixtures								
	Generic	100%							
Fire Suppression									

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

NEW YORK PUBLIC LIBRARY - 035
125TH STREET BRANCH LIBRARY
Asset # : 13354

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		80%						
Generic		20%		2042	* *	1-2	\$800	

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : 67TH STREET BRANCH LIBRARY
Address : 328 EAST 67TH ST. @SECOND AVE.
Borough : MANHATTAN **Agency's Number** : S04
Program / Asset # : NPL0S04.000 / 13366 **Yr Built/Renovated** : 1905 / 2005
Area Sq Ft : 16,482 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1441 **Lot** : 38 **BIN** : 1044749

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$70,600	
Interior Architecture	\$166,200	
Mechanical		\$52,100
Total	\$236,800	\$52,100
Importance Code A	\$70,600	\$52,100
Importance Code B	\$166,200	
Total	\$236,800	\$52,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,900		\$1,400	\$1,500
Interior Architecture	\$24,500			\$800
Electrical	\$10,900	\$300	\$16,900	\$400
Mechanical	\$29,200	\$1,200	\$116,600	\$1,300
Site Enclosure	\$16,700			
Site Pavements	\$4,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,000	\$5,400	\$138,800	\$8,000
Importance Code A	\$40,900	\$800	\$37,800	\$2,400
Importance Code B	\$79,900	\$4,600	\$101,000	\$5,600
Importance Code C	\$9,200			
Total	\$130,000	\$5,400	\$138,800	\$8,000



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 Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$70,600	LIFE	**	5	\$8,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : South Facade							
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Rear Facade Between 1st And 2nd Floors							
	Masonry: Granite	5%			LIFE	**	5	\$500	
	Masonry: Limestone	25%			LIFE	**	5	\$2,700	
	Metal Panel	5%			2052	**	5-10	\$5,000	
	Slate Panels	2%	Now	\$13,300	LIFE	**	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills. South Facade							
	Window Wall	3%	Now	\$22,800	2062	**	5	\$800	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Window Trims. North Street Facade							
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade Windows							
Windows									
	Aluminum	80%			2048	**	5	\$3,100	
	Wood	20%			2040	**	5	\$7,700	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$700	
	Masonry: Limestone	15%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	100%			2040	**	10	\$10,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							

Interior

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
	Ceramic Tile	3%			2035	**	5	\$700	
	Marble Panels	5%	Now	\$13,400	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : At Entrance								
	Terrazzo	5%	4+	\$2,300	LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entrance Lobby								
	Vinyl Tile	25%			2037	**	3	\$3,100	
	Wood	47%	Now	\$68,500	2047	**	5	\$10,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout 1st, 2nd And 3rd Floors								
	Wood	5%	Now	\$43,700	2072	**	5	\$1,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Apartment								
	Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
	Location : Old Apartment								
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$800	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	15%			LIFE	**	5	\$1,400	
	Marble Panels	3%			LIFE	**			
	Plaster	65%			LIFE	**	5	\$2,900	
	Plaster	5%	Now	\$7,300	LIFE	**	5	\$200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Apartment								
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment								
	Wood	5%			LIFE	**	5	\$3,000	
Ceilings									
	Plaster	95%	Now	\$35,300	LIFE	**	5	\$14,600	
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : 3rd Floor Computer Room And 2nd Floor Reading Area								
	Plaster	5%	Now	\$18,600	LIFE	**	5	\$800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Apartment								
	Loose/Delam Surface, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Old Apartment								
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2032	\$7,100			
	Iron Picket	50%			2052	**			

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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.

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	50%	Now	\$14,300	2052		* *		
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Rear Yard							
	Masonry: Fieldstone	50%	Now	\$2,400	2042		* *		
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : At Front Areaway							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance And Areaway							
		Explanation : Component Actually Granite							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045		* *		
	On-Site Walkways								
	Cast in Place Concrete	40%			2045		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Facade							
		Explanation : Ramp To Main Entrance							
	Masonry: Granite	60%	Now	\$1,500	LIFE		* *		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Main Entry Landing, Ramp And Stairs							
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$3,300	2037		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Rear Yard							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Raceway								
	Conduit	50%			2032	\$18,200	1		
	Conduit	50%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2040	* *	5		
	Molded Case Bkrs	98%			2040	* *	5	\$400	

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2042	* *	1		
	Thermoplastic	30%			2032	\$9,900	1		
Motor Controllers									
	Locally Mounted	80%			2037	* *	5	\$100	
	Locally Mounted	20%			2030	\$9,500	5		
Ground									
Grounding Devices									
	Generic	100%	4+	\$10,300	LIFE	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	7%			2032	\$12,800	10	\$1,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Light Fixtures									
	Fluorescent	12%			2037	* *	10	\$1,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Staircases									
	Fluorescent	4%			2032	\$7,300	10	\$600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	Fluorescent	2%			2027	\$3,600	10	\$300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	LED	75%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	\$13,700	10	\$2,000	
	Exit, LED	50%			2047	* *	1		
Exterior Lighting									
	HID	10%			2027	\$7,600	10		
	HID	10%			2040	* *	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2032	\$3,100	1	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
	Generic	10%			2027	\$3,100	1	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion System									

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NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2037

* *

1-3

\$2,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Furnace

70%

Now

\$700

2027

\$35,600

1

\$5,100

*Leak Evident, Extent : Severe, Area Affected : 2%**Location : Connection Between The Gas Pipe And The Unit On Roof**Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 4 Rooftop Package Units*

Hot Water Boiler

30%

2030

\$52,100

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 30%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

30%

Now

\$500

2031

\$10,700

4

\$200

*Corroded, Extent : Severe, Area Affected : 5%**Location : 1 Circulating Pump, Boiler Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 5%**Location : Corroded Supply, Return Piping*

No Component

70%

Terminal Devices

Convactor/Radiator

30%

2030

\$40,100

1

\$1,600

No Component

70%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2040	* *	2	\$700	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : 4 Newly Installed Package Units At The Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 4 Defective And Abadoned Rooftop Units							
	Split Unit	10%	Now	\$11,600	2032	\$38,800			
		Not in Service, Extent : Moderate, Area Affected : 10% Location : 2 Units, Roof R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Roof							
	No Component	20%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2027	\$39,900	1	\$500	
	No Component	90%							
Heat Rejection									
	Evaporative Condenser	10%			2027	\$6,900	2	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$14,300	LIFE	* *	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Various Locations							
	Exhaust Fans								
	Roof	100%			2027	\$31,700	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Basement							
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$3,300	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

NEW YORK PUBLIC LIBRARY - 035
67TH STREET BRANCH LIBRARY
Asset # : 13366

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement Through 3rd Floor

Explanation : 1 Unit.

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

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

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.
Borough : MANHATTAN **Agency's Number** : N02
Program / Asset # : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 13,615 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$154,500	
Interior Architecture		\$169,600
Electrical	\$90,400	\$60,300
Total	\$244,900	\$229,900
Importance Code A	\$154,500	
Importance Code B	\$90,400	\$229,900
Total	\$244,900	\$229,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,100	\$8,800		
Interior Architecture	\$11,800		\$223,400	\$800
Electrical	\$10,300	\$20,400	\$300	\$300
Mechanical	\$2,300	\$3,500	\$3,400	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,600	\$36,700	\$231,100	\$7,100
Importance Code A	\$37,800	\$9,500	\$700	\$700
Importance Code B	\$16,700	\$27,100	\$230,400	\$6,400
Importance Code C	\$11,100			
Total	\$65,600	\$36,700	\$231,100	\$7,100



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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	2-4	\$87,200	LIFE	**	5	\$21,400	
		Vegetation Growth, Extent : Moderate, Area Affected : 35%							
		Location : Rear Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations, Rear Facade							
	Masonry: Limestone	35%	0-2	\$67,300	LIFE	**	5	\$8,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Street Facade							
Windows									
	Aluminum	30%			2039	**	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Windows							
		Explanation : Protective Metal Grilles And Double Set Of Windows							
	Steel	70%	0-2	\$26,000	2039	**	5	\$21,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Street Facade							
Parapets									
	Masonry: Brick	35%	Now	\$9,500	LIFE	**	5	\$400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : At Corners							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout Rear Parapets							
	Masonry: Limestone	35%			LIFE	**	5	\$500	
	Metal: Cage/Fence	20%	Now	\$1,500	2036	**	5	\$700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Roof Parapet							
	Slate	10%			LIFE	**	5	\$100	
Roof									
	Modified Bitumen	90%			2036	**	10	\$8,800	
	Skylight, Metal/Glass	2%			2041	**	10	\$700	
	Sloped Glazing	8%			LIFE	**	5	\$10,500	
Interior									
Floors									
	Carpet	60%			2027	\$217,200	3	\$18,600	
	Marble Panels	8%			LIFE	**	5	\$1,200	
	Terrazzo	2%			LIFE	**	5	\$300	
	Vinyl Tile	30%			2031	\$169,600	3	\$3,100	

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

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

Interior

Interior Walls

Gypsum Board	20%			LIFE	**	5	\$3,400	
Plaster	80%	4+	\$11,100	LIFE	**	5	\$6,900	

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Stairwell

Ceilings

Gypsum Board	20%			LIFE	**	5	\$5,200	
Plaster	80%			LIFE	**	5	\$10,300	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**			
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On-Site Walkways

Cast in Place Concrete	90%			2036	**			
Masonry: Granite	10%			LIFE	**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$3,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$43,000	5	\$100	
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Raceway

Conduit	95%			2031	\$34,700	1		
Conduit	5%			2057	**	1		

Panelboards

Fused Disc Sw	3%			2030	\$600	5		
Fused Disc Sw	2%			2053	**	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	

Wiring

Braided Cloth	30%	2-4	\$9,900	2056	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	65%			2031	\$21,400	1		
Thermoplastic	5%			2057	**	1		

Motor Controllers

Locally Mounted	100%			2029	\$47,300	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

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

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2026	\$90,400	10	\$7,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement, Reading Area And Offices Explanation : Using T-12 Lamps							
	Fluorescent	35%			2031	\$52,700	10	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Reading Area 1st, 2nd And 3rd Floors Explanation : Using T-5 Lamps							
	Fluorescent	5%			2031	\$7,500	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallway And Staircases							
Egress Lighting									
	Emergency, Battery	50%			2031	\$11,300	10	\$1,600	
	Exit, Service	50%			2031	\$2,300	1		
Exterior Lighting									
	HID	20%			2026	\$12,600	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2039	* *	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : CCTV Surveillance Cameras							
	Generic	10%			2031	\$2,500	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2039	* *	1-3	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Intrusion Alarm And Motion Sensor							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$6,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Basement							

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

NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2044	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2041	**	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Rooftop Units. Refrigerant 410a								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2061	**	1-5	\$7,100	
	Sprinkler								
	Generic	100%			2061	**	1-2	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Sprinkler In All Floors And Basement								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : AGUILAR BRANCH LIBRARY
Address : 174 EAST 110TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : A01
Program / Asset # : NPL0A01.000 / 13323 **Yr Built/Renovated** : 1905 / 2007
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1637 **Lot** : 141 **BIN** : 1052167

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,000	
Interior Architecture	\$64,600	
Electrical	\$15,500	
Mechanical		\$56,900
Site Enclosure		\$255,000
Total	\$137,100	\$311,900
Importance Code A	\$57,000	
Importance Code B	\$80,100	\$311,900
Total	\$137,100	\$311,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$112,000		\$400	
Interior Architecture	\$105,000	\$500		\$191,300
Electrical	\$7,100	\$400	\$44,600	\$400
Mechanical	\$4,400	\$2,000	\$24,500	\$2,300
Site Enclosure	\$5,400			
Site Pavements	\$4,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$242,600	\$6,900	\$73,400	\$198,000
Importance Code A	\$112,700	\$700	\$1,100	\$700
Importance Code B	\$107,800	\$6,200	\$72,300	\$197,300
Importance Code C	\$22,100			
Total	\$242,600	\$6,900	\$73,400	\$198,000



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

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

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Iron	12%	0-2	\$16,400	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Street Facade At Main Entrance							
	Masonry: Brick	68%	Now	\$57,000	LIFE	* *	5	\$7,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Rear Facade							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : At Wall Penetrations Of Fan Room On 3rd Floor Deck, Rear Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Spalling, Extent : Severe, Area Affected : 10%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Severe, Area Affected : 10%							
		Location : Rear Facade							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Explanation : Stucco Spalling							
	Masonry: Limestone	15%	Now	\$18,000	LIFE	* *	5	\$1,200	
		Worn/Eroded, Extent : Severe, Area Affected : 10%							
		Location : Front Entrance							
	Granite Panels	3%	Now	\$22,600	LIFE	* *	5	\$200	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Front Entrance Ramp Face							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 90%							
		Location : Front Entrance Ramp Face							
	Stucco Cement	2%	Now	\$600	2037	* *	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Apartment							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Chimney							
		Explanation : Stucco Over Brick							

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Aluminum	74%	2-4	\$13,100	2048	* *	5	\$1,400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
	Location : Second Floor								
	Metal Clad	8%	0-2	\$14,800	2057	* *	5	\$900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location : Rear Facade At Third Floor Apartment And Stairwell								
Metal Louvers	8%	2-4	\$9,900	2047	* *				
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout Mechanical Penthouse									
Wood	10%	Now	\$8,900	2057	* *	5	\$1,900	1	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Windows At 2nd Floor Story Hour Room								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Windows At 2nd Floor Story Hour Room								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Windows At 2nd Floor Story Hour Room								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Windows At 2nd Floor Story Hour Room									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700		
	45%			LIFE	* *	5	\$900		
	30%	Now	\$7,300	LIFE	* *	5	\$600		
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : Rear Facade. Upper And Lower Roofs									
Spalling, Extent : Severe, Area Affected : 10%									
Location : Rear Facade. Upper And Lower Roofs									
Metal Panel	10%			2042	* *	5	\$700		
Metal: Cage/Fence	10%	4+	\$500	2045	* *	5	\$600		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Along Side Walls									
Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings									
Roof									
Single Ply Membrane	100%			2040	* *	10	\$14,600		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	50%			2028	\$184,100	3	\$21,000		
Carpet	15%	2-4	\$55,200	2034	\$55,200	3	\$4,700		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Library Area									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Multipurpose Room									
Ceramic Tile	5%			2041	**	5	\$1,100		
Glass Block	2%	Now	\$2,100	2047	**	1			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Balcony At Main Reading Room									
Vinyl Tile	15%	Now	\$4,300	2037	**	3	\$1,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement Corridor, 2nd Floor									
Wood	13%	Now	\$64,600	2060	**	5	\$2,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Old Custodial Apartment									
Loose/MISS Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Wood Stair At Back Of Building Up To Custodial Apartment									
Split/Cracked, Extent : Moderate, Area Affected : 30%									
Location : Old Custodial Apartment									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Old Custodial Apartment									
Interior Walls									
Ceramic Tile	5%	2-4	\$5,300	2041	**	5	\$500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staff Bathrooms									
Glass: Single Pane	5%			LIFE	**	5	\$700		
Gypsum Board	60%			LIFE	**	5	\$7,000		
Masonry: Brick	5%	Now	\$3,700	LIFE	**				
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
Location : Boiler Room In Basement									
Plaster	10%			LIFE	**	5	\$600		
Plaster	5%	Now	\$9,400	LIFE	**	5	\$300		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Old Custodial Apartment									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : Old Custodial Apartment									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Old Custodial Apartment									
Wood	10%	4+	\$3,400	LIFE	**	5	\$7,800		
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Wainscots Throughout									

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

NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2045	**	5	\$1,100	
Ceramic Tile	2%			LIFE	**	5	\$300	
Gypsum Board	78%			LIFE	**	5	\$20,500	
Masonry: Infill Arch	10%			LIFE	**			
Plaster	5%	Now		\$15,800	LIFE	**	5	\$700

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

Location : Old Custodial Apartment

Paint Peeling, Extent : Severe, Area Affected : 100%

Location : Old Custodial Apartment

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

Location : Old Custodial Apartment

Site Enclosure

Fence/Gates

Chain Link	60%			2042	**			
Iron Picket	40%	2-4		\$300	2052	**		

Other Observation, Extent : Moderate, Area Affected : 15%

Location : Granite Paneled Curb At Entrance Ramp

Explanation : Joint Erosion

Retaining Walls

Masonry: Brick	100%	4+		\$5,100	2032	\$255,000		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Rear Yard Lot Line Wall

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Rear Yard Lot Line Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2037	**			
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On-Site Walkways

Cast in Place Concrete	100%	4+		\$100	2037	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Entrance Ramp And Steps

Activity Yard

Cast in Place Concrete	100%	Now		\$4,700	2037	**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Rear Yard

Tripping Hazard, Extent : Moderate, Area Affected : 15%

Location : Rear Yard

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

Under 600 Volts

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$3,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$43,000	5	\$100	
	Raceway								
	Conduit	20%			2042	* *	1		
	Conduit	80%			2032	\$29,200	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	30%			2031	\$5,900	5	\$100	
	Molded Case Bkrs	65%			2040	* *	5	\$200	
	Wiring								
	Braided Cloth	20%	2-4	\$6,600	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement Upper Floors							
	Thermoplastic	60%			2042	* *	1		
	Thermoplastic	20%			2032	\$6,600	1		
	Motor Controllers								
	Locally Mounted	20%			2030	\$9,500	5		
	Variable Frequency Drive	80%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2037	* *	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Basement							
	Fluorescent	10%			2027	\$15,500	10	\$1,300	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	40%			2037	* *	10	\$5,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor And Basement							
	Fluorescent	10%			2037	* *	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Reading Areas							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$11,700	10	\$1,700	
	Exit, Service	50%			2027	\$2,400	1		

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%			2027	\$13,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$2,600	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$700	
	Terminal Devices								
	Air Handler	50%			2037	* *	1	\$4,300	
	Convactor/Radiator	50%			2030	\$56,900	1	\$2,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
AGUILAR BRANCH LIBRARY
Asset # : 13323

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2037	* *	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 90% Location : 1 Unit In Basement, 3 Units In 3rd Floor Explanation : R-410a, 4 Units							
	No Component	10%							
Terminal Devices									
	Air Handler/Dir Expansion	90%			2037	* *	1		
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	90%			2037	* *	2	\$8,800	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
	Exhaust Fans								
	Interior	90%			2037	* *	2	\$400	
	Roof	10%			2027	\$2,700	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$400	4	\$400	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 10% Location : Vacant Apartment Space On 3rd Floor							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	92%							
	Generic	8%			2042	* *	1-2	\$300	

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : ALLERTON BRANCH LIBRARY
Address : 2740 BARNES AVE. NEAR ALLERTON AVE.
Borough : BRONX **Agency's Number** : A02
Program / Asset # : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007
Area Sq Ft : 12,410 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 06-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,044,800	\$50,200
Mechanical		\$152,700
Total	\$1,044,800	\$202,900
Importance Code A	\$1,044,800	\$50,200
Importance Code B		\$152,700
Total	\$1,044,800	\$202,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$63,500			
Interior Architecture	\$30,400		\$7,000	\$7,400
Electrical	\$11,200	\$18,500	\$2,300	\$1,900
Mechanical	\$4,000	\$1,000	\$3,000	\$1,200
Site Enclosure	\$1,700			
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$117,800	\$23,400	\$16,300	\$14,400
Importance Code A	\$64,100	\$800	\$600	\$600
Importance Code B	\$50,600	\$22,700	\$15,700	\$13,800
Importance Code C	\$3,000			
Total	\$117,800	\$23,400	\$16,300	\$14,400



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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%	4+	\$4,700	LIFE	* *	5	\$7,900	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Basement At Rear Yard							
	Masonry: Brick	95%	Now	\$409,500	LIFE	* *	5	\$50,200	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Above 2nd Floor Window Lintels							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Along 2nd Floor Windows							
	Masonry: Limestone	2%	Now	\$16,500	LIFE	* *	5	\$800	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Boiler Room And Computer Room							
Windows									
	Aluminum	90%	2-4	\$390,900	2056	* *	5	\$4,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 65%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Windows							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$41,100	2056	* *	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Stairs							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Side							

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	4+	\$1,200	LIFE	* *	5	\$2,600	
Caulking Deteriorated, Extent : Light, Area Affected : 20%								
Location : Coping Stones								
Vegetation Growth, Extent : Light, Area Affected : 15%								
Location : Coping Stones								
Masonry: Brick Cavity	90%	Now	\$91,200	LIFE	* *	5	\$3,100	
Efflorescence, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Street Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Weepholes Not Funct, Extent : Severe, Area Affected : 30%								
Location : Various Locations Throughout								
Roof								
Built-Up (BUR)	100%	Now	\$153,200	2041	* *			1
Alligatoring, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Blisters, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Debris Present, Extent : Severe, Area Affected : 10%								
Location : Over Entry Canopy								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%								
Location : All Facades								
Ridging, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2044	* *	5	\$800	
Interior								
Floors								
Carpet	60%			2030	\$222,900	3	\$19,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Terrazzo	10%			LIFE	* *	5	\$1,700	
Vinyl Tile	25%			2036	* *	3	\$2,000	
Interior Walls								
Glass: Single Pane	2%			LIFE	* *	5	\$300	
Glazed Ceramic Panel	5%			LIFE	* *			
Gypsum Board	3%			LIFE	* *	5	\$400	
Plaster	90%			LIFE	* *	5	\$6,200	

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$30,400	2051	* *	5	\$2,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Auditorium								
Misaligned/Bulging, Extent : Severe, Area Affected : 60%								
Location : Auditorium								
AcousTileSusp.Lay-In	70%			2048	* *	5	\$14,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Plaster	15%			LIFE	* *	5	\$2,000	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2051	* *			
Iron Picket	10%			2066	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$1,700	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Wall In Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,000	2044	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Side Yards								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Ramp								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
	Raceway								
	Conduit	90%			2031	\$32,800	1		
	Conduit	10%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	25%			2030	\$4,900	5	\$100	
	Molded Case Bkrs	70%			2047	* *	5	\$200	

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$6,600	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Thermoplastic	60%			2031	\$19,800	1		
	Thermoplastic	20%			2051	**	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$23,700	5		
	Locally Mounted	50%			2044	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$3,800	
Generators									
	Natural Gas	100%			2040	**	1	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 80 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	88%			2036	**	10	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2036	**	10	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	2%			2039	**			
Egress Lighting									
	Emergency, Service	50%			2026	\$3,800	1		
	Exit, LED	20%			2059	**	1		
	Exit, Service	30%			2026	\$1,300	1		
Exterior Lighting									
	HID	30%			2036	**	10		
	No Component	70%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$7,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Electricity

5%

2041

* *

1

Natural Gas

95%

2051

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$6,100

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$600

Terminal Devices

Convactor/Radiator

100%

2044

* *

1

\$4,000

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

30%

2029

\$58,300

2

\$200

Exterior Pkg Unit -

Cooling

70%

2031

\$94,400

2

\$500

*R-22 Refrigerant, Extent : Moderate, Area Affected : 70%**Location : Roof*

Heat Rejection

Dry Cooler

30%

2031

\$16,900

2

\$2,600

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,900

Exhaust Fans

Interior

50%

2031

\$27,300

2

\$200

Roof

50%

2031

\$11,900

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2044

* *

1

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NEW YORK PUBLIC LIBRARY - 035
ALLERTON BRANCH LIBRARY
Asset # : 13324

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Explanation : Flooding At Basement During Heavy Rain								
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$300	
	Sewage Ejector(s)								
	Compressed Air	100%			2041	* *	4	\$200	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2036	* *	1	\$100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								

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

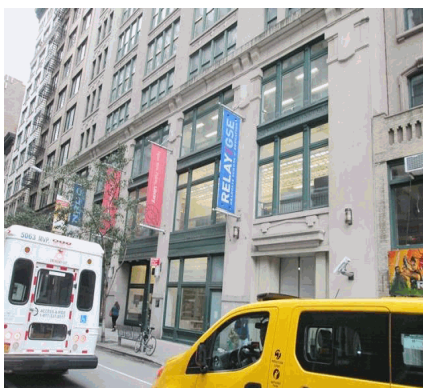
Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Address : 40 WEST 20TH ST. @6TH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003
Area Sq Ft : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 821 **Lot** : 7501 **BIN** : 1076145

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$382,600	
Electrical		\$179,800
Mechanical	\$62,100	\$1,540,700
Total	\$444,800	\$1,720,500
Importance Code B	\$444,800	\$1,720,500
Total	\$444,800	\$1,720,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$88,400	\$37,000		\$2,300
Electrical	\$1,900	\$2,100	\$2,600	\$25,600
Mechanical	\$32,100	\$8,200	\$29,300	\$15,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$134,200	\$59,100	\$43,700	\$55,200
Importance Code A	\$23,400	\$2,500	\$2,500	\$2,600
Importance Code B	\$102,400	\$56,600	\$41,200	\$52,600
Importance Code C	\$8,400			
Total	\$134,200	\$59,100	\$43,700	\$55,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	1%			2038	**	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Back Of Building. Southside								
Explanation : Second Floor Balcony								
No Component	99%							
Interior								
Floors								
Carpet	6%	0-2	\$80,000	2035	**	3	\$6,800	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : 1st, 2nd And 3rd Floors								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : 1st Floor								
Carpet	49%			2032	\$653,500	3	\$55,900	
Other Observation, Extent : N/A, Area Affected : 11%								
Location : 5th Floor								
Explanation : Carpet								
Cast in Place Concrete	15%	Now	\$288,600	LIFE	**	5	\$25,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout Basement								
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout Basement								
Terrazzo	5%			LIFE	**	5	\$3,000	
Vinyl Tile	1%			2038	**	3	\$300	
Wood	24%			2036	**	5	\$34,200	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$7,000	
Gypsum Board	68%			LIFE	**	5	\$47,400	
Marble Panels	2%			LIFE	**			
Plaster	15%	Now	\$8,400	LIFE	**	5	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement, Utility Rooms								

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

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NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

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

Interior

Ceilings

AcousTileSusp.Lay-In	3%			2046	**	5	\$2,300	
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,800	

Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Plaster	82%	Now	\$94,000	LIFE	**	5	\$39,000	
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Paint Peeling, Extent : Light, Area Affected : 20%

Location : Throughout

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

Location : 5th Floor

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

Location : 5th Floor

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

Location : Throughout

Explanation : Metal Suspended Ceiling

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2043	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2043	**	5	\$200	
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Raceway

Conduit	50%			2033		\$18,200	1	
Conduit	50%			2043	**		1	

Panelboards

Fused Disc Sw	10%			2032		\$4,000	5	\$100
Molded Case Bkrs	70%			2032		\$27,700	5	\$900
Molded Case Bkrs	20%			2032		\$7,900	5	\$300

Wiring

Thermoplastic	50%			2043	**		1	
Thermoplastic	50%			2033		\$16,500	1	

Motor Controllers

Locally Mounted	60%			2031		\$85,200	5	\$200
Locally Mounted	40%			2046	**		5	\$100

Ground

Grounding Devices

Not Accessible	100%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

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

Lighting

Interior Lighting

LED

100%

2043

* *

Egress Lighting

Exit, Service

50%

2033

\$8,500

1

Exit, Battery

50%

2033

\$29,100

10

\$1,700

Exterior Lighting

HID

10%

2028

\$23,500

10

LED

10%

2043

* *

No Component

80%

Alarm

Security System

Generic

100%

2033

\$94,600

1

\$19,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Interior And Exterior Of The Building**Explanation : CCTV Surveillance Cameras And Intrusion Alarm System*

Fire/Smoke Detection

Not Accessible

100%

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

80%

2038

* *

1

\$20,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 5 Small Units*

Hot Water Boiler

20%

Now

\$21,400

2038

* *

1

\$4,500

*Broken, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Other Observation, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Explanation : 1 Of 5 Is Not Operating*

Distribution

Hot Wtr Piping/Pump

100%

2041

* *

4

\$3,800

Terminal Devices

Air Handler

50%

2033

\$474,000

1

\$15,700

Convactor/Radiator

45%

2038

* *

1

\$7,400

Fan Coil Unit/Heat

5%

2033

\$62,500

1

\$800

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	78%	Now	\$62,100	2031	\$621,400	2	\$1,900	
		Damaged, Extent : Severe, Area Affected : 1%							
		Location : Controls Are Not Working. Basement Air Condition Out Of Service							
	Interior Pkg Unit - Cooling	20%			2034	\$159,300	2	\$600	
	Split Unit	2%			2033	\$23,900			
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$66,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
Exhaust Fans									
	Interior	100%			2033	\$223,400	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	**	1		
Water Heater With Tanks									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%	Now	\$1,600	2028	\$1,600	4	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Backflow Preventer									
	Generic	100%			2038	**	1	\$3,100	
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : 1st To 5th Floor							
		Explanation : 1 Unit							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Cellar To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$25,600	
Sprinkler									
	Generic	100%			2043	**	1-2	\$14,200	

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NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Not Accessible	100%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY
Address : 610 EAST 186TH ST. @HUGHES AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000
Area Sq Ft : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$160,200	\$269,300
Electrical		\$71,000
Mechanical	\$418,200	\$529,800
Total	\$578,400	\$870,100
Importance Code B	\$418,200	\$870,100
Importance Code C	\$160,200	
Total	\$578,400	\$870,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,800	\$6,000		
Interior Architecture	\$18,600		\$28,300	\$1,200
Electrical	\$900	\$54,900	\$700	\$600
Mechanical	\$2,400	\$5,300	\$4,600	\$5,300
Site Pavements	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,300	\$70,100	\$37,600	\$11,100
Importance Code A	\$29,900	\$7,300	\$1,100	\$1,100
Importance Code B	\$9,100	\$62,800	\$36,500	\$10,000
Importance Code C	\$17,300			
Total	\$56,300	\$70,100	\$37,600	\$11,100



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

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

NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY
Asset # : 4219

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,800	
	Metal Panel	10%	0-2	\$5,800	2041	**	5	\$8,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Bulkhead							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Bulkhead							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Penthouse							
	Metal Panel	5%			2051	**	5-10	\$15,200	
	Granite Panels	75%			LIFE	**	5	\$24,800	
Windows									
	Metal Louvers	10%			2040	**	10	\$400	
	No Component	90%							
Parapets									
	Concrete Masonry Unit	85%			LIFE	**	5	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
		Explanation : Covered With Roofing Membrane							
	Metal Panel	5%			2051	**	5	\$1,100	
	Metal: Cage/Fence	5%			2036	**	5-10	\$2,200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof									
	Modified Bitumen	80%	4+	\$23,000	2036	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : At Roof Drain Body Down To Interior Light Fixture							
	Skylight, Metal/Glass	20%			2051	**	10	\$35,400	
Soffits									
	Alum/Vinyl Siding	100%			2041	**	10		
Interior									
	Floors								
	Carpet	75%			2030	\$862,100	3	\$73,800	
	Mosaic Tile	5%			2044	**	5	\$8,200	
	Panel/Paver: Cer/Brk	5%			2047	**	5	\$7,400	
	Vinyl Tile	15%			2031	\$269,300	3	\$4,900	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY
Asset # : 4219

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

Interior

Interior Walls

Ceramic Tile	2%			2040	**	5	\$2,400	
Concrete Masonry Unit	73%	0-2	\$160,200	LIFE	**	5	\$34,400	

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

Location : Stairwells

Folding Partition	5%	Now	\$16,200	2039	**	5	\$7,400	
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Unit Inoperable, Extent : Severe, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%			LIFE	**	5	\$10,600	
Metal Panel	5%			LIFE	**			

Ceilings

AcousTileConcealSpLn	20%			2044	**	5	\$16,200	
Exposed Struc: Concrete	80%			LIFE	**	5	\$8,100	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,700	2044	**			
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Misaligned/Bulging, Extent : Moderate, Area Affected : 2%
Location : At Sidewalk Trees On Hughes Avenue

On-Site Walkways

Cast in Place Concrete	100%			2036	**			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5	\$600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room, Mechanical Room On The 3rd Floor

Explanation : One 500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$600	
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Raceway

Conduit	100%			2031	\$36,500	1		
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Panelboards

Fused Disc Sw	5%			2030	\$1,500	5		
Molded Case Bkrs	95%			2030	\$28,200	5	\$500	

Wiring

Thermoplastic	100%			2031	\$33,000	1		
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Motor Controllers

Locally Mounted	100%			2029	\$71,000	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

**NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY**

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	* *	10	\$9,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : First, Second And Third Floor						
			Explanation : T-8 Lamps						
	Fluorescent	5%			2036	* *	10	\$1,000	
			Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
			Location : First Floor						
	Fluorescent	45%			2036	* *	10	\$8,800	
			T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : First And Second Floor						
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$2,600	
	Exit, LED	20%			2066	* *	1		
	Exit, Service	30%			2026	\$2,100	1		
Exterior Lighting									
	HID	30%			2026	\$29,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$2,400	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Reading Areas And Outside						
			Explanation : CCTV Surveillance Camera System						
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$3,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2044	* *	1	\$10,500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : 3rd Floor Mechanical Room						
			Explanation : One Unit						
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,000	
Terminal Devices									
	Air Handler	60%			2031	\$237,900	1	\$7,900	
	Convactor/Radiator	40%			2036	* *	1	\$2,800	
Air Conditioning									

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

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NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY
Asset # : 4219

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2047	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling Split Unit	85%			2029	\$291,900	2	\$1,100	
		15%			2036	* *			
Other Observation, Extent : N/A, Area Affected : 15%									
Location : Roof									
Explanation : 1 Unit. R-410a.									
Terminal Devices									
	Air Handler/Dir Expansion	85%			2026	\$343,400	1		
	Fan Coil - 2 Pipe	15%			2036	* *	1	\$1,000	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2036	* *	2	\$14,800	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,900	
Exhaust Fans									
	Interior	80%			2026	\$74,800	2	\$500	
	Roof	20%			2036	* *	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Leaking Roof Drain Piping To 3rd Floor									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st To 3rd Floors									
Explanation : 1 Unit									

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 03-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$138,600	\$231,000
Mechanical		\$665,100
Total	\$138,600	\$896,200
Importance Code A	\$138,600	\$231,000
Importance Code B		\$665,100
Total	\$138,600	\$896,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,500			
Interior Architecture	\$17,000	\$400	\$5,900	\$7,900
Electrical	\$1,300	\$1,200	\$1,200	\$1,600
Mechanical	\$47,100	\$3,700	\$11,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,800	\$9,200	\$22,200	\$16,500
Importance Code A	\$3,500	\$2,100	\$2,100	\$2,400
Importance Code B	\$67,200	\$6,700	\$20,100	\$14,100
Importance Code C		\$400		
Total	\$70,800	\$9,200	\$22,200	\$16,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$6,400	
Masonry: Brick	95%			LIFE	**	5	\$26,100	
Windows								
Aluminum	100%			2054	**	5	\$5,200	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$2,400	
Pre-Cast Concrete	20%			LIFE	**	5	\$3,800	
Roof								
Copper/Terne	5%	Now	\$1,500	2047	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Over Emergency Stairs							
Modified Bitumen	95%	Now	\$138,600	2032	\$231,000			1
	Alligatoring, Extent : Severe, Area Affected : 25%							
	Location : Throughout Roof							
	Blisters, Extent : Severe, Area Affected : 20%							
	Location : Adjacent To Bulkhead And Throughout							
	Patching Evident, Extent : Severe, Area Affected : 10%							
	Location : Roof Area							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout Roof							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : 2nd Floor Corridor, Above Multi-purpose Room, At Egress Stair							
Soffits								
Stucco Cement	100%			2045	**	5		
Interior								
Floors								
Carpet	40%			2031	\$220,200	3	\$25,100	
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
Ceramic Tile	3%			2045	**	5	\$900	
	Recent Installation, Extent : N/A, Area Affected : 3%							
	Location : Toilet Room							
Mosaic Tile	2%			2045	**	5	\$1,600	
Terrazzo	10%			LIFE	**	5	\$2,500	
Vinyl Tile	40%			2037	**	3	\$6,300	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	30%			LIFE	**	5	\$3,100	
Plaster	45%			LIFE	**	5	\$2,300	
SGFT/Glazed Masonry	15%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	30%			2037	* *	5	\$11,800	
	AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,600	
	AcousTileSusp.Lay-In	15%			2045	* *	5	\$4,700	
	Exposed Struc: Concrete	35%			LIFE	* *	5	\$1,700	
	Plaster	10%	Now	\$4,700	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Rear Emergency Stairwell								
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Rear Emergency Stairwell								
	Wood	5%			LIFE	* *	5	\$13,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2052	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2058	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2058	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2054	* *	5		
	Molded Case Bkrs	95%			2054	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2058	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Stand-by Power									

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

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

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$6,500	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2040	* *	10	\$1,900	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Staircases, 1st And 2nd Floor					
	Fluorescent	90%			2040	* *	10	\$17,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$2,500	
	Exit, LED	50%			2067	* *	1		
Exterior Lighting									
	LED	100%			2040	* *			
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2040	* *	1	\$1,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Area And Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2040	* *	1-3	\$4,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Pull Box Station, Bell, Horns, Strobes, Smoke Detector And Fire Alarm Panel					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2052	* *	1		
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : Heat Supplied From Adjoining Health Building					
Conversion Equipment									
	Steam Boiler	100%			2037	* *	1	\$20,800	
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : One Boiler Located In Adjacent Health Building					

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

NEW YORK PUBLIC LIBRARY - 035
BLOOMINGDALE BRANCH LIBRARY
Asset # : 4220

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2042	**	4	\$1,600	
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$8,500	2030	\$170,100	1	\$6,100	
		Damaged, Extent : Moderate, Area Affected : 5% Location : 2nd Floor. Damaged Radiator Cover							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2032	\$228,000	2	\$1,300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Distribution								
	Ductwork/Diffusers	80%	Now	\$36,500	LIFE	**	2	\$21,800	
		Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout. Vents Needs Cleaning							
	Ductwork/Diffusers	20%			LIFE	**	2	\$5,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
	Exhaust Fans								
	Roof	100%			2032	\$40,400	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$267,100	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0017.000 / 13852 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 74,476 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$210,500	
Interior Architecture	\$57,800	
Electrical	\$68,300	
Total	\$336,600	
Importance Code A	\$210,500	
Importance Code B	\$126,100	
Total	\$336,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,400			\$65,400
Interior Architecture	\$4,200		\$16,700	
Electrical	\$7,800	\$10,800	\$7,300	\$8,400
Mechanical	\$35,600	\$20,900	\$41,000	\$25,300
Site Pavements	\$15,300			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$128,100	\$49,500	\$82,800	\$116,800
Importance Code A	\$51,100	\$3,700	\$3,800	\$69,100
Importance Code B	\$75,600	\$45,800	\$79,000	\$47,700
Importance Code C	\$1,400			
Total	\$128,100	\$49,500	\$82,800	\$116,800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$21,600	
	Glass Block	8%			LIFE	* *	5	\$4,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade At Stairs									
Explanation : Component Actually Insulated Fritted Glass Panels									
	Metal/Glass Curt Wall	25%			LIFE	* *	5	\$40,400	
	Metal Panel	5%			2058	* *	5-10	\$29,700	
	Metal Sect. OHD	2%			2049	* *	5	\$5,400	
	Granite Panels	20%	0-2	\$210,500	LIFE	* *	5	\$12,900	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Balcony Areas									
Explanation : Hairline Cracks									
Windows									
	Aluminum	95%			2054	* *	5	\$4,800	
	Metal Louvers	5%			2045	* *	10	\$1,600	
Parapets									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$2,300	
	Metal/Glass Curt Wall	10%			2058	* *	5	\$3,100	
	Metal Panel	5%			2058	* *	5	\$1,600	
	Metal Rail	5%			2049	* *	5-10	\$7,200	
	Metal: Cage/Fence	10%			2049	* *	5-10	\$6,200	
	Granite Panels	10%			LIFE	* *	5	\$900	
	Stucco Cement	35%			2049	* *	5	\$7,200	
Roof									
	Metal Panel	50%			2045	* *	10	\$34,800	
	Modified Bitumen	30%	0-2	\$6,200	2037	* *			
Blisters, Extent : Light, Area Affected : 10%									
Location : Near Equipments									
	Plaza Roof: Stone Panels	10%	Now	\$4,800	2062	* *			
Other Observation, Extent : Light, Area Affected : 15%									
Location : 5th Floor Roof Deck									
Explanation : Cracking And Crumbling Stone Panels									
	Skylight, Metal/Glass	10%			2058	* *	10	\$12,700	
Soffits									
	Metal Panel	100%			2058	* *	5-10	\$39,700	

Interior

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NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%			2033	\$586,100	3	\$50,200	
	Cast in Place Concrete	15%			LIFE	**	5	\$36,600	
	Ceramic Tile	5%			2045	**	5	\$5,600	
	Sheet Vinyl/Rubber	40%	4+	\$57,800	2037	**	5	\$33,400	
Seams Open/Split, Extent : Light, Area Affected : 15%									
Location : Office Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Childrens Floor, Computer Areas									
	Terrazzo	10%			LIFE	**	5	\$8,700	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Near Stairs									
Interior Walls									
	Ceramic Tile	3%			2045	**	5	\$2,800	
	Glass: Single Pane	5%			LIFE	**	5	\$3,500	
	Gypsum Board	70%			LIFE	**	5	\$39,200	
	Metal Panel	10%			LIFE	**			
	Granite Panels	2%			LIFE	**			
	Wood	10%			LIFE	**	5	\$37,300	
Ceilings									
	AcousTileSusp.Lay-In	55%			2049	**	5	\$61,300	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$27,900	
	Plywood/Hardboard	20%			2058	**	1		
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$15,300	2047	**			
Tripping Hazard, Extent : Moderate, Area Affected : 30%									
Location : Metal Tree Grate Bulging Due To Roots Growing									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2052	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4000 Amperes, For Main One 1,600 Amperes For Power Panel 5M And 1200 Amperes For Fire Pump Main Disconnect Switches									
Transformers									
	Dry Type	100%			2045	**	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room And Elevator Room									
Explanation : One 45 Kilovolt Ampere And One 20 Kilovolt Ampere 208 Volts Primary, 208/120 Volts Secondary									

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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.*

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	**	5	\$300	
	Raceway								
	Conduit	100%			2052	**	1		
	Panelboards								
	Fused Disc Sw	10%			2048	**	5	\$200	
	Molded Case Bkrs	90%			2048	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	20%			2045	**	5	\$100	
	Variable Frequency Drive	80%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	**	1	\$22,900	
	Generators								
	Diesel	100%			2041	**	1	\$28,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Roof								
	Explanation : One 445 Kilowatts								
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$2,800	
	Fuel Storage								
	Main Tank	100%			2060	**	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 250 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	70%			2037	**	10	\$47,800	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	30%			2037	**	10	\$20,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lamps								
	Egress Lighting								
	Emergency, Service	50%			2037	**	1		
	Exit, LED	50%			2060	**	1		
	Exterior Lighting								
	HID	20%			2037	**	10		
	No Component	80%							

Lightning Protection

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	* *	5	\$400	
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Reading Areas, Basement And Hallways						
			Explanation : CCTV Surveillance Cameras						
	Generic	10%			2037	* *	1	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways, Reading Area, Lobby And Exit Doors						
			Explanation : Intrusion Alarm And Motion Sensor						
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$14,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns And Fire Alarm Panel						

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$36,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 9 Small Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	* *	4	\$3,700	
	Terminal Devices								
	Air Handler	65%			2037	* *	1	\$29,900	
	Convactor/Radiator	30%			2045	* *	1	\$7,200	
	Fan Coil Unit/Heat	5%			2037	* *	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2037	* *	1	\$34,500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Multistacks Sets					
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2052	* *	4	\$3,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2037	* *	1	\$46,100	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2037	* *	2	\$51,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,500	
Exhaust Fans									
	Interior	90%			2037	* *	2	\$2,100	
	Roof	10%			2037	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Various Areas					
				Explanation : Units Installed Above Ceiling Panels					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2025	\$2,300	4	\$2,400	
Sewage Ejector(s)									
	Electric	100%			2037	* *	4	\$4,400	
Backflow Preventer									
	Generic	100%			2037	* *	1	\$4,600	
Fixtures									
	Generic	100%							
Vertical Transport									

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2 Units From Cellar To 5th Floor, 1 Unit From Cellar To 4th Floor</i>									
<i>Explanation : 3 Units, 2 Public, 1 Staff</i>									
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2052		* *	1-5	\$19,500
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Emergency Stairways</i>									
<i>Explanation : Emergency Stairways Only</i>									
Sprinkler									
	Generic	100%			2052		* *	1-2	\$20,900
Fire Pump									
	Generic	100%			2041		* *	1	\$13,900

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Address : 42 ST AND 5TH AVE. @ BRYANT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 607,482 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Mar-2021 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Ph
Block : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$572,300	\$716,600
Interior Architecture	\$3,199,200	\$5,649,600
Electrical	\$2,158,200	\$4,808,500
Mechanical	\$1,973,400	\$24,760,000
Site Pavements	\$76,800	
Total	\$7,979,900	\$35,934,700
Importance Code A	\$1,988,700	\$716,600
Importance Code B	\$5,991,200	\$34,628,400
Importance Code C		\$589,600
Total	\$7,979,900	\$35,934,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$49,900	
Interior Architecture	\$74,700	\$30,700	\$34,100	\$45,500
Electrical	\$62,200	\$75,100	\$60,000	\$61,700
Mechanical	\$176,700	\$178,700	\$279,200	\$134,800
Site Pavements	\$2,400			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$339,700	\$308,200	\$446,900	\$265,700
Importance Code A	\$25,500	\$27,300	\$76,700	\$25,500
Importance Code B	\$282,500	\$280,800	\$370,100	\$240,100
Importance Code C	\$31,600			
Total	\$339,700	\$308,200	\$446,900	\$265,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Marble	98%			LIFE	**	5	\$218,600	
	Window Wall	2%			2052	**	5	\$22,300	
Windows									
	Bronze/Brass	100%			2040	**	5	\$492,800	
Thermally Inefficient, Extent : Light, Area Affected : 100%									
Location : Throughout									
Parapets									
	Masonry: Marble	95%			LIFE	**	5	\$84,500	
	Metal Rail	5%			2037	**	5-10	\$63,800	
Roof									
	Copper/Terne	30%			2047	**	10	\$188,000	
	Modified Bitumen	55%			2037	**	10	\$137,900	
	Skylight, Metal/Glass	5%			2042	**	10	\$41,800	
	Sloped Glazing	5%			LIFE	**	5	\$167,100	
	Not Accessible	5%							
Soffits									
	Granite Panels	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2031	\$1,746,700	3	\$181,800	
	Cast in Place Concrete	5%			LIFE	**	5	\$99,400	
	Ceramic Tile	3%			2041	**	5	\$27,300	
	Marble Panels	45%	Now	\$2,924,200	LIFE	**	5	\$306,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Corridors									
	Quarry Tile	5%			2037	**	5	\$68,200	
	Terrazzo	7%	0-2	\$129,300	LIFE	**	5	\$49,700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stairs									
	Vinyl Tile	15%			2032	\$4,092,300	3	\$51,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Room 100									
	Wood	10%			2047	**	5	\$170,500	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Main Reading Room									

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$58,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	
	Glass: Single Pane	5%			LIFE	**	5	\$43,800	
	Gypsum Board	5%			LIFE	**	5	\$35,000	
	Metal Panel	5%			LIFE	**			
	Marble Panels	30%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$87,600	
	Plaster	10%			LIFE	**	5	\$35,000	
	Wood	10%			LIFE	**	5	\$467,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Reading Room									
Explanation : Repairs In Progress									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$60,500	
	AcousTileSusp.Lay-In	5%			2045	**	5	\$60,500	
	Exposed Struc: Concrete	12%			LIFE	**	5	\$22,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Area Under Bryant Park									
Explanation : Stack / Archive Storage									
	Exposed Struc: Steel	8%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Below Main Reading Room And Penthouse									
Explanation : Book Stacks									
	Masonry: Infill Arch	5%			LIFE	**			
	Masonry: Marble	15%			LIFE	**	1		
	Metal Panel	5%			LIFE	**	5	\$75,600	
	Plaster	33%			LIFE	**	5	\$249,400	
	Plaster	12%			LIFE	**	5	\$90,700	
Site Enclosure									
Retaining Walls									
	Masonry: Fieldstone	100%			2042	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Granite Clad With Granite Balustrade									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$76,800	2037	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
On-Site Walkways									
	Masonry: Granite	85%			LIFE	**			
	Masonry: Marble	10%			LIFE	**	5		
	Pavers/Stone	5%			2041	**			

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$2,400 2035 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50% 2042 * * 5 \$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : North Electrical Room**Explanation : Two 2500 Ampere And One 3000 Ampere Main Disconnect Switches*

Fused Disc Sw

50% 2042 * * 5 \$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : South Electrical Room**Explanation : One 1600 Ampere, One 4000 Ampere And One 2000 Ampere Main Disconnect Switches. Note: New Service Equipment And Transformers Are Being Added And Rearranged*

Transformers

Dry Type

100% 2037 * * 5 \$2,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Transformers Are Of Various Capacities. New Ones Are Being Added*

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5 \$2,600

Raceway

Conduit

60% 2032 \$344,900 1

Conduit

40% 2052 * * 1

Panelboards

Fused Disc Sw

10% 2048 * * 5 \$1,400

Molded Case Bkrs

30% 2048 * * 5 \$4,800

Molded Case Bkrs

60% 2031 \$234,100 5 \$9,600

Wiring

Thermoplastic

40% 2032 \$233,000 1

Thermoplastic

60% 2052 * * 1

Motor Controllers

Locally Mounted

20% 2037 * * 5 \$800

Motor Control Center

50% 2030 \$948,500 5 \$8,300

Variable Frequency

30% 2045 * *

Drive

Ground

Grounding Devices

Generic

50% LIFE * * 5 \$4,500

Generic

50% LIFE * * 5 \$4,500

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$186,900	
	Generators								
	Diesel	100%			2035	* *	1	\$235,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 500 Kilowatt							
	Batteries								
	Lead/Acid	100%			2026	\$2,700	5	\$22,500	
	Fuel Storage								
	Day Tank	50%			2040	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 60 Gallon Capacity							
	Main Tank	50%			2047	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 600 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2037	* *	10	\$167,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	* *	10	\$27,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	24%			2027	\$1,768,000	10	\$133,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2037	* *	10	\$5,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Service Entrance Area							
	Incandescent	20%			2032	\$1,717,200	2	\$2,700	
	LED	20%			2040	* *			
	Egress Lighting								
	Emergency, Service	40%			2037	* *	1		
	Emergency, Battery	10%			2032	\$110,800	10	\$14,700	
	Exit, Service	25%			2027	\$55,900	1		
	Exit, Battery	25%			2032	\$190,500	10	\$10,300	
	Exterior Lighting								
	Fluorescent	25%			2032	\$657,900	10	\$13,900	
	No Component	75%							

Alarm

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

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

Alarm

Security System

No Component

70%

Generic

30%

2032

\$371,600

1

\$68,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Interior And Exterior**Explanation : CCTV Surveillance System And Intrusion Alarm*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2037

* *

1-3

\$77,100

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

Heating

Energy Source

Utility Steam

95%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-cellar**Explanation : Steam Supplied By Con Edison*

Electricity

5%

2042

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

85%

2028

\$1,416,400

1

\$255,300

Pres. Reducing Valve/LP Steam

10%

2041

* *

5

\$3,600

No Component

5%

Distribution

Hot Wtr Piping/Pump

50%

2040

* *

4

\$15,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Sub-cellar, Cellar, Penthouse**Explanation : 11 Total Hot Water Base Mounted Pumps. 4 Pumps In Sub-cellar, 3 Pumps In Cellar, 2 Pump In Penthouse.*

Central Plant Steam Piping/Pmp

50%

2042

* *

4

\$22,500

Terminal Devices

Air Handler

85%

2032

\$10,026,400

1

\$319,300

*Recent Installation, Extent : N/A, Area Affected : 10%**Location : High Attic - Air Handler Installed 2020*

Convactor/Radiator

10%

2037

* *

1

\$19,600

Unit Heater - Steam

5%

2040

* *

4

\$2,800

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	25%			2040	* *	1	\$70,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Cellar							
	Under Construction	75%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Sub-cellar							
		Explanation : 3 Centrifugal Chillers Are Under Construction.							
Distribution									
	CW & CHW Wtr	90%			2042	* *	4	\$40,400	
	Pipe/Pump								
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2032	\$10,242,200	1	\$300,500	
	No Component	10%							
	Under Construction	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : 3rd Floor							
		Explanation : Fan Coil Units Under Construction.							
Heat Rejection									
	Water Cooling Tower	45%			2033	\$1,499,700	2	\$275,100	
	No Component	10%							
	Under Construction	45%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Roof							
		Explanation : 1 Of 3 Open Water Cooling Towers.							
Dehumidifier									
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$338,700	
Exhaust Fans									
	Interior	90%			2032	\$2,633,700	2	\$16,700	
	Roof	10%			2032	\$128,000	2	\$1,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Cellar, Penthouse - 2 Units Total.							
Water Heater With Tanks									
	Electric	100%			2027	\$25,700	4		
HW Heat Exchanger									
	Steam Fired	100%			2042	* *	4	\$90,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035
CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Asset # : 1924

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$132,100	4	\$12,800	
	Sewage Ejector(s)								
	Electric	100%			2027	\$345,500	4	\$24,200	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2037	* *	1	\$18,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 80% Location : 3 Units From Ground, 1st To 3rd Floor; 1 Unit From 1st To 3rd Floor; 1 Freight Unit From Sub-cellar To 3rd Floor Explanation : 5 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 20% Location : Basement To 3rd Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$306,300	
	Sprinkler								
	No Component	95%							
	Generic	5%			2052	* *	1-2	\$8,500	
	Fire Pump								
	Generic	100%			2045	* *	1	\$113,400	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Sub-cellar Explanation : 2 Units.							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : CHATHAM SQUARE BRANCH LIBRARY
Address : 33 EAST BROADWAY @CATHERINE ST.
Borough : MANHATTAN **Agency's Number** : C01
Program / Asset # : NPL0C01.000 / 13325 **Yr Built/Renovated** : 1903 / 2001
Area Sq Ft : 14,038 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 280 **Lot** : 44 **BIN** : 1003425

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$136,200
Electrical		\$155,300
Mechanical		\$292,800
Total		\$584,400
Importance Code A		\$59,100
Importance Code B		\$525,200
Total		\$584,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,300		\$11,700	\$200
Interior Architecture	\$18,900	\$500	\$1,600	\$1,800
Electrical	\$600	\$300	\$600	\$400
Mechanical	\$5,100	\$1,200	\$2,000	\$1,200
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,400	\$6,000	\$19,900	\$7,700
Importance Code A	\$25,000	\$700	\$12,400	\$900
Importance Code B	\$27,500	\$5,400	\$7,400	\$6,700
Importance Code C	\$900			
Total	\$53,400	\$6,000	\$19,900	\$7,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	52%	4+	\$15,300	LIFE	**	5	\$9,400		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Vault Masonry Wall Into Basement								
Masonry: Granite	5%			LIFE	**	5	\$700		
Masonry: Limestone	35%			LIFE	**	5	\$4,700		
Slate Panels	3%			LIFE	**	5	\$400		
Stucco Cement	5%			2037	**	5	\$2,300		
Windows									
Aluminum	70%			2040	**	5	\$1,400		
Aluminum	25%			2048	**	5	\$500		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Rear Facade								
	Explanation : Protective Metal Grilles								
Metal Louvers	5%			2035	**	10	\$600		
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000		
Concrete Masonry Unit	10%			LIFE	**	5	\$300		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Inside Face Of Parapet Wall								
	Explanation : Peeling Paint								
Masonry: Brick	50%			LIFE	**	5	\$1,300		
Metal Panel	3%			2052	**	5	\$300		
Metal Rail	5%			2037	**	5-10	\$2,400		
Metal Security Bars	2%			2060	**				
Metal: Cage/Fence	2%			2037	**	5-10	\$400		
Slate	23%	2-4	\$7,700	LIFE	**	5	\$600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Bluestone Coping Stones								
Roof									
Modified Bitumen	100%			2037	**	10	\$8,800		
Interior									
Floors									
Carpet	5%			2031	\$18,400	3	\$2,100		
Cast in Place Concrete	8%	Now	\$2,800	LIFE	**	5	\$3,700		
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Gas Meter And Electrical Room In Basement								
Ceramic Tile	5%			2041	**	5	\$1,100		
Marble Panels	2%			LIFE	**	5	\$300		
Sheet Vinyl/Rubber	10%			2032	\$136,200	5	\$3,200		
Vinyl Tile	50%			2037	**	3	\$5,300		
Wood	20%	4+	\$12,400	2060	**	5	\$3,900		
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout 3rd Floor Public Spaces								

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$1,800	
Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
Marble Panels	2%			LIFE	* *			
Plaster	83%			LIFE	* *	5	\$9,100	
Wood	5%			LIFE	* *	5	\$7,300	
Ceilings								
AcousTileSusp.Lay-In	5%	4+	\$900	2037	* *	5	\$500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Basement, Staff Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Basement, Staff Areas								
Plaster	95%			LIFE	* *	5	\$12,500	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2042	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$600	2037	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Proximate To Main Entrance								
On-Site Walkways								
Cast in Place Concrete	100%			2037	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2042	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 800 Ampere Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2042	* *	5	\$400	
Raceway									
	Conduit	100%			2042	* *	1		
Panelboards									
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$400	
Wiring									
	Thermoplastic	100%			2042	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	\$124,200	10	\$10,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2032	\$31,100	10	\$2,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Hallways							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$11,700	10	\$1,700	
	Exit, LED	50%			2047	* *	1		
	Exterior Lighting								
	HID	20%			2032	\$13,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2032	\$2,600	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways And Exit Doors							
		Explanation : Motion Sensor And Intrusion Alarm							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2032	\$26,000	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units							
	Hot Water Boiler	40%			2030	\$59,100	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 1 Old Set Unit. 3 Boilers							
Distribution									
	Hot Wtr Piping/Pump	40%	0-2	\$600	2040	* *	4	\$300	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Corroded Header, Supply And Return Piping							
	No Component	60%							
Terminal Devices									
	Convactor/Radiator	40%			2037	* *	1	\$1,800	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	\$233,700	2	\$900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units. R-22							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2032	\$27,000	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$3,600	2042	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Corroded Water Main And Sprinkler Piping							
	Water Heater With Tanks								
	Electric	100%			2031	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

NEW YORK PUBLIC LIBRARY - 035
CHATHAM SQUARE BRANCH LIBRARY
Asset # : 13325

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2058		* *	1-2	\$800

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : CLASON'S POINT BRANCH LIBRARY
Address : 1215 MORRISON AVE. @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : C02
Program / Asset # : NPL0C02.000 / 13326 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 9,644 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3777 **Lot** : 62 **BIN** : 2025381

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$271,700
Electrical	\$5,300	
Mechanical	\$74,200	
Total	\$79,500	\$271,700
Importance Code A		\$271,700
Importance Code B	\$79,500	
Total	\$79,500	\$271,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,200	\$900	\$700	
Interior Architecture	\$4,700		\$1,600	
Electrical	\$400	\$21,300	\$300	\$300
Mechanical	\$15,500	\$5,100	\$6,100	\$3,100
Site Enclosure	\$6,800			
Site Pavements	\$3,800			
Total	\$40,300	\$27,300	\$8,700	\$3,400
Importance Code A	\$11,200	\$1,500	\$1,100	\$500
Importance Code B	\$18,400	\$25,800	\$7,500	\$2,900
Importance Code C	\$10,800			
Total	\$40,300	\$27,300	\$8,700	\$3,400



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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	2%	4+	\$1,100	LIFE	* *	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : North Facade									
	Masonry: Brick Cavity	58%			LIFE	* *	5	\$7,800	
Graffiti, Extent : Light, Area Affected : 10%									
Location : North Wall									
	Window Wall	40%	4+	\$8,100	2051	* *	5	\$10,100	
Other Observation, Extent : Light, Area Affected : 2%									
Location : North End Of Front Facade									
Explanation : One Missing Insect Screen									
Windows									
	Aluminum	100%			2047	* *	5	\$1,300	
Parapets									
	Masonry: Brick	20%			LIFE	* *	5	\$100	
	Metal Panel	80%			2041	* *	5	\$1,800	
Roof									
	Modified Bitumen	100%			2031	\$271,700	10	\$25,100	
Soffits									
	Exposed Struc: Steel	100%			LIFE	* *	5	\$1,100	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	* *	5	\$3,200	
	Ceramic Tile	2%			2040	* *	5	\$300	
	Vinyl Tile	88%			2036	* *	3	\$4,800	
Interior Walls									
	Ceramic Tile	3%			2040	* *	5	\$500	
	Concrete Masonry Unit	95%			LIFE	* *	5	\$5,800	
	Gypsum Board	2%			LIFE	* *	5	\$200	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$4,300	2044	* *	5	\$6,500	
Staining/Discoloring, Extent : Light, Area Affected : 1%									
Location : Stairwell									
	Exposed Struc: Concrete	8%			LIFE	* *	5	\$200	
	Gypsum Board	2%			LIFE	* *	5	\$400	
Site Enclosure									
Fence/Gates									
	Chain Link	30%	Now	\$6,800	2061	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Side Yard									
Corrosion/Rusting, Extent : Severe, Area Affected : 100%									
Location : Side Yard									
	Metal: Cage/Fence	70%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Chain Link Fence									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		* *			
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On-Site Walkways

Cast in Place Concrete	100%	4+	\$3,800	2044		* *			
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Side Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5		\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5		\$300	
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Raceway

Conduit	95%			2031	\$34,700	1			
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Conduit	5%			2057	* *	1			
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Panelboards

Fused Disc Sw	5%			2030	\$1,000	5			
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Molded Case Bkrs	90%			2030	\$17,800	5		\$200	
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Molded Case Bkrs	5%			2053	* *	5			
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Wiring

Thermoplastic	95%			2031	\$31,300	1			
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Thermoplastic	5%			2057	* *	1			
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Motor Controllers

Locally Mounted	65%			2029	\$15,400	5			
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Locally Mounted	30%			2044	* *	5			
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Variable Frequency Drive	5%			2048	* *				
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100	
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Lighting

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

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

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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	* *	10	\$8,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$5,300	10	\$400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,200	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$8,900	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Entrance Lobby And Outside							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2026	\$1,800	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors							
		Explanation : Intrusion Alarm							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor And Basement							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	95%			2044	**	1	\$4,500	
	Hot Water Boiler	5%	Now	\$1,500	2044	**	1	\$200	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Boiler Room, Building Management System And Defective Temperature Control. Heating Controlled Manually								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Office Area Too Hot. Equipment Manually Operated To Reduce Excessive Heat								
	Explanation : Heating Not Properly Balanced								
Distribution									
	Hot Wtr Piping/Pump	100%			2047	**	4	\$500	
Terminal Devices									
	Air Handler	40%			2036	**	1	\$2,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Convactor/Radiator	60%			2044	**	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
Conversion Equipment									
	Reciprocating	90%			2036	**	1	\$4,000	
	Compr/Chiller								
	Split Unit	10%			2036	**			
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$12,500	
Terminal Devices									
	Air Handler/Cool/Ht	100%	0-2	\$74,200	2036	**	1	\$5,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Heat Rejection									
	Dry Cooler	90%			2036	**	2	\$6,000	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,400	
Exhaust Fans									
	Interior	60%	0-2	\$12,700	2036	**	2	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 60%								
	Location : Basement								
	Roof	40%			2031	\$7,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
Water Heater With Tanks									
	Electric	100%			2029	\$23,400	4		

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

NEW YORK PUBLIC LIBRARY - 035
CLASON'S POINT BRANCH LIBRARY
Asset # : 13326

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$1,900	4	\$300	
Fixtures								
Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : COLUMBUS BRANCH LIBRARY
Address : 742 TENTH AVE. @W. 51 STREET
Borough : MANHATTAN **Agency's Number** : C03
Program / Asset # : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013
Area Sq Ft : 11,554 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$319,700	\$12,800
Mechanical		\$54,300
Total	\$319,700	\$67,100
Importance Code A	\$319,700	\$12,800
Importance Code B		\$54,300
Total	\$319,700	\$67,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$98,800	\$100		
Interior Architecture	\$11,800		\$1,900	
Electrical	\$200	\$12,300	\$400	\$200
Mechanical	\$5,300	\$2,700	\$2,100	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,000	\$19,100	\$8,400	\$6,900
Importance Code A	\$99,300	\$700	\$600	\$600
Importance Code B	\$20,000	\$18,400	\$7,800	\$6,300
Importance Code C	\$600			
Total	\$120,000	\$19,100	\$8,400	\$6,900



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

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

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	40%	Now	\$94,300	LIFE	**	5	\$11,600	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Corners Rear Of Building							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : East Facade							
		Patching Evident, Extent : Severe, Area Affected : 30%							
		Location : East Facade							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : East Facade							
	Masonry: Granite	5%			LIFE	**	5	\$1,100	
	Masonry: Limestone	50%	Now	\$225,400	LIFE	**	5	\$10,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Over Main Entrance							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Street Facade							
	Stucco Cement	5%	Now	\$4,100	2036	**	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
Windows									
	Aluminum	68%	Now	\$13,500	2039	**	5	\$1,400	
		Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Aluminum	30%			2039	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street Level							
		Explanation : Protective Metal Grilles							
	Metal Louvers	2%			2040	**	10	\$500	

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	Parapets	Masonry: Brick	15%	Now	\$11,700	LIFE	* *	5	\$200	1
			Cracking/Crumbling, Extent : Severe, Area Affected : 90%							
			Location : Parapet Wall							
			Diagonal Cracks, Extent : Severe, Area Affected : 20%							
			Location : Street Facade Interior Wall							
			Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
			Location : Parapet Walls							
			Spalling, Extent : Severe, Area Affected : 80%							
			Location : Throughout							
			Other Observation, Extent : Severe, Area Affected : 100%							
			Location : 50 Interior Face Of Parapet. 10th Avenue Facade							
			Explanation : Stucco Finish Crumbling							
	Masonry: Brick	45%	Now	\$35,200	LIFE	* *	5	\$600	1	
		Diagonal Cracks, Extent : Severe, Area Affected : 15%								
		Location : Interior Face Of Parapet								
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
		Location : Throughout								
		Loose Units, Extent : Severe, Area Affected : 15%								
		Location : Rear Facade								
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
		Location : Throughout								
		Spalling, Extent : Severe, Area Affected : 50%								
		Location : Throughout								
		Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : Corners									
	Masonry: Limestone	10%	Now	\$15,300	LIFE	* *	5	\$200	1	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
		Location : Coping								
Caulking Deteriorated, Extent : Severe, Area Affected : 25%										
Location : Coping										
Vegetation Growth, Extent : Severe, Area Affected : 20%										
Location : Throughout										
Worn/Eroded, Extent : Severe, Area Affected : 25%										
Location : Throughout										
Metal Panel		5%			2051	* *	5	\$200		
Metal: Cage/Fence	25%	Now	\$3,700	2051	* *	5	\$1,000	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%									
	Location : Throughout									
	Deteriorated Finish, Extent : Severe, Area Affected : 35%									
	Location : Throughout									

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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	90%	2-4	\$11,500	2036	**			
		Blisters, Extent : Light, Area Affected : 20%							
		Location : Upper Roof							
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : At Roof Drains							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Modified Bitumen	10%	Now	\$3,800	2031	\$12,800			1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : At Roof Penetration. Lower Roof							
Interior									
Floors									
	Carpet	2%			2030	\$6,200	3	\$500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
	Mosaic Tile	5%			2044	**	5	\$2,200	
	Marble Panels	3%	4+	\$2,300	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairs To Roof							
	Slate	5%			LIFE	**	5	\$900	
	Vinyl Tile	80%			2036	**	3	\$5,300	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,000	
	Gypsum Board	25%			LIFE	**	5	\$3,900	
	Plaster	65%			LIFE	**	5	\$5,100	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,100	2044	**	5	\$1,700	
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : 3rd Floor Office							
	Exposed Struc: Concrete	20%			LIFE	**	5	\$500	
	Fiber Board	10%			2036	**			
	Gypsum Board	20%			LIFE	**	5	\$4,300	
	Plaster	30%	Now	\$7,700	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Library Area At Rear							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Library And 3rd Floor Office							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2051	* *	5	\$100	
	Raceway								
	Conduit	100%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2047	* *	5		
	Molded Case Bkrs	95%			2047	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2044	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2036	* *	10	\$5,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floor							
	Fluorescent	5%			2036	* *	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement Stairway And Elevator Lobby							
	Fluorescent	40%			2036	* *	10	\$4,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor Reading Area							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,400	
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	HID	20%			2036	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2036	* *	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2036	* *	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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

NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2036

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Station Box*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

50%

2036

* *

1

\$2,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : 2 Units*

Hot Water Boiler

50%

2044

* *

1

\$2,900

Distribution

Hot Wtr Piping/Pump

80%

2047

* *

4

\$500

Hot Wtr Piping/Pump

20%

0-2

\$3,000

2056

* *

4

\$100

*Controller Not Working, Extent : Moderate, Area Affected : 100%**Location : Throughout, Defective Thermostat And Heating Control Problem*

Terminal Devices

Convactor/Radiator

100%

2036

* *

1

\$3,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit -

30%

2032

\$54,300

2

\$200

Cooling

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units. R410a*

Ext Pkg Unit -

70%

2036

* *

2

\$500

Heating/Cooling

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : 3 Units*

Heat Rejection

Dry Cooler

100%

2036

* *

2

\$8,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,400

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	70%			2036	* *	2	\$300	
	Roof	30%	0-2	\$1,300	2036	* *	2	\$100	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Roof. Bathroom Exhaust Fan Broken Belt								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,900	2		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : COUNTEE CULLEN BRANCH LIBRARY
Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990
Area Sq Ft : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$857,200	
Interior Architecture		\$219,500
Electrical		\$35,500
Mechanical		\$59,100
Total	\$857,200	\$314,100
Importance Code A	\$857,200	
Importance Code B		\$261,800
Importance Code C		\$52,300
Total	\$857,200	\$314,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,800			
Interior Architecture	\$40,300	\$800	\$17,300	\$146,800
Electrical	\$12,600	\$2,100	\$24,900	\$2,300
Mechanical	\$8,500	\$4,900	\$26,200	\$4,900
Site Pavements	\$2,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,200	\$11,800	\$72,300	\$157,900
Importance Code A	\$60,900	\$2,100	\$2,100	\$2,100
Importance Code B	\$57,700	\$9,700	\$70,300	\$155,900
Importance Code C	\$7,600			
Total	\$126,200	\$11,800	\$72,300	\$157,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	25%	Now	\$72,300	LIFE	* *	5	\$8,900	
		Loose/Delam Surface, Extent : Severe, Area Affected : 15%							
		Location : Front Entry Facade							
		Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%							
		Location : Entry Facade. Due To Loose And Delaminating Stones							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entry Facade							
		Explanation : Scaffolding Erected Due To Loose And Delaminating Stones							
	Masonry: Brick	65%	Now	\$188,100	LIFE	* *	5	\$23,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade, West Facade							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Chimney							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : West Facade, East Facade							
	Pre-Cast Concrete	3%	Now	\$7,600	LIFE	* *	5	\$3,500	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Details. Above Main Entrance In Street Facade							
	Slate Panels	5%	Now	\$81,900	LIFE	* *	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Window Sills. Located In East, West And South Facades							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Window Sills. Located In East, West And South Facades							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills. Located In East, West And South Facades							
	Wood	2%	Now	\$15,200	2052	* *	5	\$1,800	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : Trim At Windows. Located In East, West And South Facades							
Windows									
	Aluminum	40%	Now	\$18,600	2048	* *	5	\$2,000	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
	Steel	60%	0-2	\$263,700	2057	* *	5	\$36,900	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 35%							
		Location : East Facade, West Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Facade, West Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East Facade, West Facade							

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

NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
	Masonry: Brick	25%	Now	\$13,900	LIFE	**	5	\$1,100	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of North Parapet							
		Misaligned/Bulging, Extent : Light, Area Affected : 20%							
		Location : North Parapet Wall							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of North Parapet							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North Parapet							
		Explanation : Netting Installed							
	Masonry: Brick	63%	Now	\$70,000	LIFE	**	5	\$2,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East And West Parapets							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East And West Parapets							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : East And West Parapets							
	Masonry: Limestone	2%	Now	\$2,200	LIFE	**	5	\$100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Parapet Over Mezzanine							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Parapet Over Mezzanine							
	Metal Security Bars	2%	Now	\$3,500	2072	**			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : At Roof Over Mezzanine							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Over Mezzanine							
	Metal: Cage/Fence	3%	Now	\$600	2037	**	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : At West Parapet							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : At West Parapet							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	93%	Now	\$167,300	2042	**			1
Blisters, Extent : Severe, Area Affected : 25%								
Location : Over Third Floor								
Debris Present, Extent : Severe, Area Affected : 25%								
Location : Under Dunnage								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 50%								
Location : Over Third Floor								
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Over Third Floor								
Panel/Paver: Cer/Brk	5%	Now	\$11,100	2062	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Small Section Over Mezzanine								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Small Section Over Mezzanine								
Vegetation Growth, Extent : Severe, Area Affected : 15%								
Location : Mezzanine Roof								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Small Section Over Mezzanine								
Skylight, Metal/Glass	2%			2042	**	10	\$1,100	
Soffits								
Stucco Cement	100%			2037	**	5		
Interior								
Floors								
Carpet	20%			2028	\$142,700	3	\$16,300	
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
Ceramic Tile	5%			2035	**	5	\$2,000	
Terrazzo	5%	0-2	\$9,400	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Lobby And Stairs								
Vinyl Tile	15%			2032	\$167,200	3	\$2,300	
Wood	50%			2060	**	5	\$38,200	
Interior Walls								
Ceramic Tile	3%			2035	**	5	\$3,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Gypsum Board	82%			LIFE	**	5	\$52,300	
Plaster	10%	Now	\$5,100	LIFE	**	5	\$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Stair Between Branch And Research Library								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Stair Between Branch And Research Library								

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

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

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

Interior

Ceilings

AcousTileSusp.Lay-In	85%			2037	**	5		\$34,600	
Gypsum Board	10%			LIFE	**	5		\$5,100	
Plaster	5%			LIFE	**	5		\$1,300	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,100	2037	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 136th Street</i>									

On-Site Walkways

Steel Grating	100%	0-2	\$900	2042	**	1			
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Facade</i>									

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

Under 600 Volts

Switchgear / Switchboard

Fused Disc Sw	50%			2032		\$21,500	5	\$100	
Molded Case Bkrs	50%			2032		\$21,500	5	\$300	

Raceway

Conduit	90%			2032		\$32,800	1		
Conduit	10%			2042	**		1		

Panelboards

Fused Disc Sw	5%			2031		\$1,500	5		
Molded Case Bkrs	75%			2031		\$22,200	5	\$500	
Molded Case Bkrs	20%			2031		\$5,900	5	\$100	

Wiring

Thermoplastic	80%			2032		\$26,400	1		
Thermoplastic	20%			2042	**		1		

Motor Controllers

Locally Mounted	50%			2030		\$35,500	5	\$100	
Locally Mounted	50%			2037	**		5	\$100	

Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE	**	5		\$300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Lighting

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2027	\$12,900	10	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	3%			2027	\$7,700	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	LED	90%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$2,800	
	Exit, Service	50%			2040	* *	1		
Exterior Lighting									
	LED	5%			2040	* *			
	No Component	95%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2040	* *	1	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Hallways, Staircase							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$14,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	20%			2037	* *	1	\$2,300	
	Steam Boiler	80%			2049	* *	1	\$18,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units							

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Steam Piping/Pump	80%			2042	**			
	No Component	20%							
	Terminal Devices								
	Air Handler	30%			2037	**	1	\$4,300	
	Convactor/Radiator	50%			2037	**	1	\$3,800	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	75%			2037	**	1	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a							
	Exterior Pkg Unit - Cooling	25%			2037	**	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Refrigerant Type 410a							
	Terminal Devices								
	Air Handler/Cool/Ht	75%			2037	**	1	\$10,800	
	No Component	25%							
	Heat Rejection								
	Air Cooled Condenser Unit	75%			2037	**	2	\$12,200	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
	Exhaust Fans								
	Interior	70%			2037	**	2	\$500	
	Roof	30%			2037	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2042	**	1		
	Galvanized Steel	20%			2030	\$59,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$700	4	\$700	

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NEW YORK PUBLIC LIBRARY - 035
COUNTEE CULLEN BRANCH LIBRARY
Asset # : 4221

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st, Mezzanine, 2nd, 3rd Floor							
		Explanation : One Unit, Under Repairing							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2042		* *	1-2	\$1,000

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : DONGAN HILLS BRANCH LIBRARY
Address : 1617 RICHMOND RD. @ LIBERTY AVE.
Borough : STATEN ISLAND **Agency's Number** : D01
Program / Asset # : NPL0D01.000 / 13328 **Yr Built/Renovated** : 1974 / 1999
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 883 **Lot** : 8 **BIN** : 5022895

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$20,700	
Total	\$20,700	
Importance Code B	\$20,700	
Total	\$20,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,700	\$1,300		
Interior Architecture	\$1,400		\$4,700	
Electrical	\$8,900	\$7,800	\$900	\$700
Mechanical	\$1,000	\$1,000	\$4,200	\$1,000
Site Enclosure	\$10,400			
Site Pavements	\$3,200			
Total	\$36,500	\$10,100	\$9,700	\$1,700
Importance Code A	\$12,000	\$1,800	\$400	\$400
Importance Code B	\$21,100	\$8,300	\$9,400	\$1,300
Importance Code C	\$3,300			
Total	\$36,500	\$10,100	\$9,700	\$1,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	**	5	\$11,700	
	Panel: Limestone	20%			LIFE	**	5	\$2,200	
Windows									
	Aluminum	100%			2039	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
Parapets									
	Masonry: Limestone	10%			LIFE	**	5	\$100	
	Metal Panel	90%			2051	**	5	\$2,700	
Roof									
	Modified Bitumen	100%	0-2	\$11,700	2036	**			
Ponding, Extent : Light, Area Affected : 10%									
Location : At Front Of Building By Entrance									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : North And West Elevations									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5	\$200	
Interior									
Floors									
	Carpet	80%			2030	\$159,700	3	\$13,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	10%			2036	**	3	\$400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	95%			LIFE	**	5	\$2,600	
Ceilings									
	AcousTileConcealSpLn	25%	2-4	\$900	2036	**	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Back Office Areas									
	AcousTileSusp.Lay-In	65%			2044	**	5	\$7,400	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%			2041	**			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$10,400	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Perimeter Wall									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

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NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2036		**			
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Parking/Driveway

Asphalt	70%	Now	\$3,200	2046		**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 50%
Location : Driveway On South Side Of Building
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%
Location : Driveway On South Side Of Building

Cast in Place Concrete	30%			2036		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$43,000	5	\$200	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$43,000	5	\$200	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Ampere Main Service Molded Case Circuit Breaker In The Switchboard.*

Raceway

Conduit	75%			2031		\$27,400	1		
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Conduit	25%			2051		**	1		
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Panelboards

Molded Case Bkrs	25%			2047		**	5	\$100	
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Molded Case Bkrs	75%			2030		\$14,800	5	\$100	
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Wiring

Thermoplastic	95%			2041		**	1		
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Thermoplastic	5%			2051		**	1		
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Motor Controllers

Locally Mounted	20%			2036		**	5		
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Variable Frequency Drive	80%			2048		**			
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	25%			2026		\$20,700	10	\$1,700	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : First Floor*

Fluorescent	75%			2036		**	10	\$5,200	
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : First Floor*

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NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

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

Lighting

Egress Lighting

Exit, Service

100%

2031

\$2,500

1

Exterior Lighting

HID

50%

2031

\$17,300

10

LED

50%

2039

* *

Alarm

Security System

Generic

100% Now

\$8,400

2041

* *

1

\$2,500

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout The Building*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$400

Terminal Devices

Convactor/Radiator

50%

2044

* *

1

\$1,200

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : See Air-conditioning Section For Split Unit***Air Conditioning**

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Split Unit

100%

2036

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Air Cooled Condensing Unit Is Located On Roof And Is Associated With An Indoor Air Handler. See Terminal Devices.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,800

Terminal Devices

Air Handler/Cool/Ht

100%

2036

* *

1

\$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Indoor Air Handler Utilizes Hot Water For Heating And Refrigerant For Cooling. Air Handler Associated With Outdoor Condensing Unit.***Ventilation***Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
DONGAN HILLS BRANCH LIBRARY
Asset # : 13328

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : EASTCHESTER BRANCH LIBRARY
Address : 1385 EAST GUN HILL RD. @DEWITT PL.
Borough : BRONX **Agency's Number** : E01
Program / Asset # : NPL0E01.000 / 13329 **Yr Built/Renovated** : 1982 / 2007
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4762 **Lot** : 22 **BIN** : 2061767

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$78,800
Total		\$78,800
Importance Code B		\$78,800
Total		\$78,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$1,200	\$21,000	\$500	
Interior Architecture	\$400	\$6,100	\$800	
Electrical	\$300	\$6,400	\$300	\$200
Mechanical	\$800	\$900	\$1,000	\$900
Total	\$2,700	\$34,400	\$2,600	\$1,100
Importance Code A	\$1,600	\$21,400	\$900	\$400
Importance Code B	\$1,000	\$13,000	\$1,700	\$700
Importance Code C	\$100			
Total	\$2,700	\$34,400	\$2,600	\$1,100



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

NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	95%			LIFE	* *	5	\$14,800	
	Masonry: Limestone	5%			LIFE	* *	5	\$600	
	Windows								
	Aluminum	100%			2047	* *	5	\$1,000	
	Parapets								
	Masonry: Brick	65%			LIFE	* *	5	\$900	
	Masonry: Limestone	15%	Now	\$1,200	LIFE	* *	5	\$200	
	Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Limestone Coping Joints Failing								
	Metal: Cage/Fence	20%			2044	* *	5-10	\$2,000	
	Roof								
	Modified Bitumen	100%			2036	* *	10	\$21,000	
Interior									
	Floors								
	Carpet	15%			2030	\$29,400	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Ceramic Tile	5%			2040	* *	5	\$600	
	Vinyl Tile	75%			2041	* *	3	\$3,100	
	Interior Walls								
	Ceramic Tile	5%			2040	* *	5	\$300	
	Concrete Masonry Unit	85%			LIFE	* *	5	\$2,000	
	Glass: Single Pane	10%			LIFE	* *	5	\$400	
	Ceilings								
	AcousTileSusp.Lay-In	90%			2036	* *	5	\$10,100	
	Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Library Area								
	Exposed Struc: Steel	10%			LIFE	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$3,700	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$43,000	5		
Raceway									
	Conduit	90%			2031	\$32,800	1		
	Conduit	10%			2051	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	30%			2047	* *	5	\$100	
	Molded Case Bkrs	65%			2030	\$12,900	5	\$100	
Wiring									
	Thermoplastic	70%			2031	\$23,100	1		
	Thermoplastic	30%			2051	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	90%			2031	\$74,700	10	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	5%			2031	\$4,100	10	\$300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Meeting Room								
	Incandescent	5%			2026	\$4,800	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Childrens Reading Room								
	Explanation : Chandeliers								
Egress Lighting									
	Emergency, Battery	50%			2031	\$6,200	10	\$900	
	Exit, Service	50%			2031	\$1,300	1		
Exterior Lighting									
	HID	100%			2031	\$34,700	10		
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2036	* *	1	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside The Building								
	Explanation : CCTV Surveillance Cameras								
	Generic	10%			2026	\$1,400	1	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Area And Exit Doors								
	Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Horn, Bell, Panelboard And Pull Box Station								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
EASTCHESTER BRANCH LIBRARY
Asset # : 13329

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$400	
	Terminal Devices								
	Air Handler	100%			2036	* *	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One 40 Gallon Water Heater								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2036	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : EDENWALD BRANCH LIBRARY
Address : 1255 EAST 233RD ST. @DE REIMER AVE.
Borough : BRONX **Agency's Number** : E02
Program / Asset # : NPL0E02.000 / 13330 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4956 **Lot** : 1 **BIN** : 2066596

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$230,000	
Mechanical		\$69,900
Total	\$230,000	\$69,900
Importance Code A	\$230,000	
Importance Code B		\$69,900
Total	\$230,000	\$69,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,000	\$1,500	\$700	
Interior Architecture	\$9,000	\$4,800	\$100	
Electrical	\$300	\$15,100	\$300	\$200
Mechanical	\$2,100	\$1,100	\$5,300	\$1,100
Site Pavements	\$3,000			
Total	\$30,400	\$22,500	\$6,400	\$1,300
Importance Code A	\$16,400	\$1,900	\$1,000	\$400
Importance Code B	\$10,900	\$20,600	\$5,300	\$1,000
Importance Code C	\$3,100			
Total	\$30,400	\$22,500	\$6,400	\$1,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	70%	4+	\$16,000	LIFE	**	5	\$9,300	
		Vegetation Growth, Extent : Moderate, Area Affected : 2% Location : De Reimer Avenue Facade							
	Pre-Cast Concrete	30%			LIFE	**	5	\$12,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : All Facades Explanation : Pebble Finish							
Windows									
	Aluminum	100%			2047	**	5	\$1,300	
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5	\$100	
	Metal Panel	90%			2051	**	5	\$2,900	
Roof									
	Modified Bitumen	100%	Now	\$230,000	2041	**			
		Alligatoring, Extent : Severe, Area Affected : 10% Location : Throughout Roof Blisters, Extent : Moderate, Area Affected : 25% Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 15% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over First Floor							
Interior									
Floors									
	Carpet	85%			2032	\$168,700	3	\$14,400	
	Mosaic Tile	5%			2044	**	5	\$1,400	
	Vinyl Tile	10%			2036	**	3	\$400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	90%			LIFE	**	5	\$2,100	
	Gypsum Board	5%			LIFE	**	5	\$200	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$8,900	2044	**	5	\$5,400	
		Water Penetration, Extent : Light, Area Affected : 10% Location : Reading Area							
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$3,000 2044 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Ramp Railing At Rear Is Separated From Concrete Curb

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

Location : Rear Yard And Side Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$43,000 5 \$200

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

Location : Electrical Room

Explanation : One 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$43,000 5 \$200

Raceway

Conduit 100% 2031 \$36,500 1

Panelboards

Molded Case Bkrs 100% 2030 \$19,800 5 \$200

Wiring

Thermoplastic 100% 2031 \$33,000 1

Motor Controllers

Locally Mounted 100% 2029 \$23,700 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 100% 2036 * * 10 \$6,900

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

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery 50% 2036 * * 10 \$900

Exit, Service 50% 2036 * * 1

Exterior Lighting

HID 20% 2026 \$6,900 10

No Component 80%

Alarm

Security System

No Component 70%

Generic 30% 2036 * * 1 \$800

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

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

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$400

Terminal Devices

Air Handler

50%

2031

\$69,900

1

\$2,300

Convactor/Radiator

45%

2044

* *

1

\$1,100

Unit Heater - Steam

5%

2036

* *

4

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

100%

2036

* *

1

\$3,500

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof. 2 Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,800

Terminal Devices

Air Handler/Dir

100%

2036

* *

1

Expansion

Heat Rejection

Dry Cooler

100%

2031

\$34,100

2

\$5,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Roof

100%

2036

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

Water Heater With Tanks

Gas Fired

100%

2029

\$16,900

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : One 40 Gallon*

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
EDENWALD BRANCH LIBRARY
Asset # : 13330

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : EPIPHANY BRANCH LIBRARY
Address : 228 EAST 23RD ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : E03
Program / Asset # : NPL0E03.000 / 13331 **Yr Built/Renovated** : 1907 / 2007
Area Sq Ft : 16,218 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 903 **Lot** : 46 **BIN** : 1019661

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$258,800	\$152,800
Interior Architecture		\$232,600
Total	\$258,800	\$385,400
Importance Code A	\$258,800	\$152,800
Importance Code B		\$232,600
Total	\$258,800	\$385,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$94,800			
Interior Architecture	\$53,300		\$1,100	\$263,600
Electrical	\$13,700	\$600	\$34,600	\$500
Mechanical	\$3,500	\$2,100	\$9,100	\$2,100
Site Pavements	\$3,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$172,400	\$6,600	\$48,700	\$270,200
Importance Code A	\$95,600	\$800	\$1,000	\$800
Importance Code B	\$52,400	\$5,800	\$47,700	\$269,400
Importance Code C	\$24,400			
Total	\$172,400	\$6,600	\$48,700	\$270,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	
	Glass Block	5%	Now	\$3,800	LIFE	**	5	\$1,200	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Reading Room								
	Masonry: Brick	60%	Now	\$91,200	LIFE	**	5	\$22,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Main Entrance								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Main Entrance								
	Masonry: Granite	5%	Now	\$21,800	LIFE	**	5	\$1,400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Window Openings At Base Of Building								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Base Of Building								
	Masonry: Limestone	20%	Now	\$116,300	LIFE	**	5	\$5,600	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : 1st And 2nd Floor Window Headers And Sills								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Street Facade Throughout								
	Metal Panel	3%	Now	\$1,500	2042	**	5	\$2,100	1
	Seams Open/Split, Extent : Severe, Area Affected : 25%								
	Location : Front Facade Above Main Entrance								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : 3rd Floor Near Roof Parapet Front Facade								
	Window Wall	2%	Now	\$2,200	2042	**	5	\$1,400	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : 1st Floor Entry Lobby								
Windows									
	Aluminum	95%	Now	\$51,300	2040	**	5	\$1,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
	Location : Front Facade Windows								
	Metal Louvers	5%			2035	**	10	\$1,200	
Parapets									
	Cast Stone/Terra Cotta	10%	4+	\$6,000	LIFE	**	5	\$2,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Street Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Street Facade								
	Masonry: Brick	85%			LIFE	**	5	\$2,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	93%	Now	\$45,800	2032	\$152,800			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Upper And Lower Roofs							
	Skylight, Metal/Glass	2%			2042	* *	10	\$1,000	
	Sloped Glazing	5%	Now	\$12,500	LIFE	* *	5	\$10,100	
		Glazing Clouded, Extent : Moderate, Area Affected : 15%							
		Location : Entry Canopy							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Entry Canopy							
		Explanation : No Ice Shields							
Interior									
Floors									
	Carpet	60%			2028	\$255,300	3	\$29,100	
	Vinyl Tile	35%	2-4	\$4,700	2032	\$232,600	3	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Kitchen And Basement Storage							
	Wood	5%			2047	* *	5	\$2,300	
Interior Walls									
	Glass: Single Pane	5%			LIFE	* *	5	\$1,600	
	Gypsum Board	15%			LIFE	* *	5	\$3,800	
	Masonry: Brick	15%	Now	\$23,900	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
	Plaster	62%			LIFE	* *	5	\$7,900	
	Wood	3%			LIFE	* *	5	\$5,100	

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

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

Interior

Ceilings

AcousTileConcealSpLn 20% 0-2 \$7,700 2045 * * 5 \$3,000

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

Location : Basement And 1st Floor Reading Area

Staining/Discoloring, Extent : Moderate, Area Affected : 20%

Location : Basement And 1st Floor Reading Area

AcousTileSusp.Lay-In 10% 2045 * * 5 \$2,400

Gypsum Board 5% LIFE * * 5 \$1,500

Masonry: Vault Struct 5% Now \$8,500 LIFE * *

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

Location : Sidewalk Vault

Plaster 55% LIFE * * 5 \$8,300

Wood 5% LIFE * * 5 \$10,600

Site Enclosure

Retaining Walls

Masonry: Brick 100% 2042 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 0-2 \$2,700 2045 * *

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

Location : Sidewalk Flags Proximate To Curb At Main Entrance

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$500 2045 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Rear Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2032 \$43,000 5 \$400

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

Location : Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2032 \$43,000 5 \$400

Raceway

Conduit 90% 2032 \$32,800 1

Under Construction 10%

Panelboards

Fused Disc Sw 5% 2031 \$1,000 5

Molded Case Bkrs 80% 2031 \$15,800 5 \$300

Under Construction 15%

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	40%	2-4	\$13,200	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 50%							
		Location : Throughout The Building							
	Thermoplastic	50%			2032	\$16,500	1		
	Under Construction	10%							
Motor Controllers									
	Variable Frequency Drive	100%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2037	* *	10	\$3,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Area First Floor							
	Fluorescent	60%			2037	* *	10	\$8,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Second Floor And Third Floor							
	LED	15%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,000	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	10%			2027	\$7,500	10		
	Incandescent	10%			2027	\$8,600	2		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$3,000	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel							

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	**	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 New Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$1,800	2040	**	4	\$800	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Corroded Circulating Pump							
	Terminal Devices								
	Air Handler	50%			2040	**	1	\$5,000	
	Convactor/Radiator	50%			2037	**	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	40%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One In Basement, One In 3rd Floor Mechanical Room							
		Explanation : 2 New Package Units. R-410a							
	Exterior Pkg Unit - Cooling	45%			2040	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 45%							
		Location : 2nd Floor Roof							
		Explanation : 1 New Package Unit. R-410a							
	Split Unit	5%			2040	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 New Unit. R-410a							
	Window/Wall Unit	10%			2027	\$6,100	1		
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2040	**	1	\$300	
	No Component	95%							
	Heat Rejection								
	Evaporative Condenser	5%			2040	**	2	\$600	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,000	
	Exhaust Fans								
	Interior	70%			2040	**	2	\$400	
	Roof	30%			2040	**	2	\$200	

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NEW YORK PUBLIC LIBRARY - 035
EPIPHANY BRANCH LIBRARY
Asset # : 13331

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$7,200	1	\$1,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	92%							
	Generic	8%			2032	\$17,800	1-2	\$400	

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : FORT WASHINGTON BRANCH LIBRARY
Address : 535 WEST 179TH ST. NEAR AUDUBON AVE.
Borough : MANHATTAN **Agency's Number** : F01
Program / Asset # : NPL0F01.000 / 13332 **Yr Built/Renovated** : 1914 / 1976
Area Sq Ft : 15,158 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2153 **Lot** : 53 **BIN** : 1063632

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,089,600	\$113,700
Interior Architecture	\$642,100	
Electrical	\$117,400	\$50,300
Mechanical	\$169,900	\$161,900
Total	\$2,019,000	\$325,900
Importance Code A	\$1,185,400	\$113,700
Importance Code B	\$570,100	\$212,200
Importance Code C	\$263,500	
Total	\$2,019,000	\$325,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$150,800			
Interior Architecture	\$32,700		\$700	\$21,800
Electrical	\$10,700	\$600	\$55,900	\$400
Mechanical	\$77,500	\$1,500	\$42,900	\$1,500
Site Enclosure	\$1,800			
Site Pavements	\$20,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$298,000	\$6,000	\$103,400	\$27,600
Importance Code A	\$150,800	\$700	\$800	\$700
Importance Code B	\$144,500	\$5,300	\$102,600	\$26,900
Importance Code C	\$2,800			
Total	\$298,000	\$6,000	\$103,400	\$27,600



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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	57%	Now	\$510,900	LIFE	* *	5	\$31,300	1
Diagonal Cracks, Extent : Severe, Area Affected : 40%									
Location : Chimney									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : North And West Facades									
Spalling, Extent : Severe, Area Affected : 30%									
Location : North And West Facades. 2nd And 3rd Stories									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : North And West Facades									
	Masonry: Granite	5%	Now	\$96,400	LIFE	* *	5	\$2,100	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : South Facade									
	Masonry: Limestone	25%	Now	\$482,200	LIFE	* *	5	\$10,300	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : South Facade									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : South Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
	Masonry: Sandstone	3%			LIFE	* *	5	\$1,200	
	Metal Panel	10%	Now	\$18,000	2052	* *	5	\$10,300	1
Deformed/Dented, Extent : Severe, Area Affected : 60%									
Location : Penthouse. Custodial Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Penthouse. Custodial Apartment									
Windows									
	Metal Louvers	5%	Now	\$8,300	2047	* *			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Louvers. All Facades									
	Wood	95%	Now	\$13,800	2048	* *	5	\$23,900	
On Extended Life, Extent : Severe, Area Affected : 20%									
Location : Protective Metal Grilles On North Rear Facade									

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	83%	Now	\$49,600	LIFE	* *	5	\$2,000	1
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Northwest Corner And At Dunnage Supports								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Interior Face								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : All Parapet Walls								
	Masonry: Limestone	5%	0-2	\$1,500	LIFE	* *	5	\$200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : South Facing Parapet Wall. Street Facade								
	Masonry: Sandstone	2%	Now	\$300	LIFE	* *	5	\$100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping At First Floor Parapets								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : At First Floor Parapet								
	Explanation : This Component Is Actually Bluestone								
	Metal: Cage/Fence	5%	4+	\$600	2037	* *	5	\$400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : East Facade								
	Stucco Cement	5%	Now	\$700	2037	* *	5	\$200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Coping At East, West And North Parapet Walls								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping								

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	15%	Now	\$6,200	2047		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Modified Bitumen	82%	Now	\$45,500	2032	\$113,700			1
		Drains Clogged, Extent : Severe, Area Affected : 30%							
		Location : Upper Roofs							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%							
		Location : Upper Roofs							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
		Location : Upper Roofs							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : At Capped Transom Windows Above Stairs							
	Sloped Glazing	3%	2-4	\$6,300	LIFE		* *	5	\$5,100
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%							
		Location : Above Shaftway On Roof							

Interior

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	2-4	\$2,000	2028	\$19,900	3	\$1,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$3,800	LIFE	* *	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
	Ceramic Tile	3%	2-4	\$15,200	2047	* *	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Cork Tile	15%	Now	\$81,600	2062	* *	5	\$1,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 2nd Floor							
	Quarry Tile	4%			2037	* *	5	\$1,400	
	Vinyl Tile	35%	2-4	\$65,200	2042	* *	3	\$3,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor And Staff Areas							
	Vinyl Tile 9" X 9"	13%	Now	\$11,700	2042	* *	3	\$1,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Third Floor And Basement							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Wood	15%	Now	\$120,700	2072	* *	5	\$3,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	3%	Now	\$56,200	2047	**	5	\$900	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	10%	Now	\$54,000	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Foundation Walls At Boiler Room							
	Plaster	20%	Now	\$110,500	LIFE	**	5	\$3,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Third Floor Apartment, Auditorium, And Stairs							
		Loose/Delam Surface, Extent : Light, Area Affected : 25%							
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Paint Peeling, Extent : Severe, Area Affected : 100%								
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Third Floor Apartment And Stairs								
Plaster		62%	Now	\$42,800	LIFE	**	5	\$10,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout								
Wood		5%			LIFE	**	5	\$11,500	
Ceilings									
Plaster		25%	Now	\$85,500	LIFE	**	5	\$3,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Third Floor Apartment And Auditorium								
Plaster		75%	4+	\$25,600	LIFE	**	5	\$10,600	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Floor And 1st Floor Extension								
Site Enclosure									
Fence/Gates	Chain Link	100%	0-2	\$800	2032	\$16,700			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Rear Yard Fence							
Retaining Walls									
Cast in Place Concrete		100%	2-4	\$1,000	2052	**			
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Rear Yard							

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,700	2045		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sidewalk Flags Near Curb</i>									

On-Site Walkways

Masonry: Granite	100%	0-2	\$2,000	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									

Activity Yard

Cast in Place Concrete	100%	Now	\$16,900	2052		**			
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Explanation : Eroded, Vegetation Growth</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$3,700	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$43,000	5		\$400	
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Raceway

Conduit	100%			2032	\$36,500	1			
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Panelboards

Fused Disc Sw	5%			2031	\$1,000	5			
Molded Case Bkrs	95%			2031	\$18,800	5		\$400	

Wiring

Thermoplastic	95%			2032	\$31,300	1			
Thermoplastic	5%			2052	**	1			

Motor Controllers

Locally Mounted	100%			2030	\$47,300	5		\$100	
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Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE		**	5	\$200	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Water Main Basement</i>									

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	10%			2027	\$16,800	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
Fluorescent		60%			2027	\$100,600	10	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Staircases, Basement And Third Floor							
Fluorescent		30%			2032	\$50,300	10	\$4,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
Egress Lighting									
Emergency, Battery		50%			2027	\$12,600	10	\$1,800	
	Exit, Service	50%			2027	\$2,500	1		
Exterior Lighting									
HID		20%			2027	\$14,000	10		
	No Component	80%							
Alarm									
Security System	No Component	80%							
	Generic	10%			2032	\$2,800	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
Generic		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
		10%			2027	\$2,800	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways Reading Area And Basement							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
No Component		70%							
	Generic, Analog	30%			2027	\$11,600	1-3	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Staircase Landings							
		Explanation : Obsolete Fire Alarm System							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$95,800	2052	* *	1	\$6,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,600	2031	\$32,800	4	\$700	
		Corroded, Extent : Moderate, Area Affected : 5% Location : Basement							
Terminal Devices									
	Air Handler	10%	Now	\$17,000	2042	* *	1	\$800	
		Leak Evident, Extent : Moderate, Area Affected : 3% Location : Basement Communication Room Obsolete Equipment, Extent : Severe, Area Affected : 10% Location : Basement							
	Convector/Radiator	85%			2030	\$104,400	1	\$4,200	
	Unit Heater - Hot Water	5%			2027	\$4,500			
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%	Now	\$19,900	2042	* *	1	\$900	
		Corroded, Extent : Moderate, Area Affected : 30% Location : Roof R-22 Refrigerant, Extent : Severe, Area Affected : 15% Location : 1 Obsolete Unit, Roof							
	Exterior Pkg Unit - Cooling	75%	Now	\$74,100	2042	* *	2	\$600	
		Corroded, Extent : Moderate, Area Affected : 30% Location : Roof R-22 Refrigerant, Extent : Severe, Area Affected : 100% Location : 2 Obsolete Units, Roof							
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	15%	Now	\$23,600	2042	* *	1	\$1,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 15% Location : Basement							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	15%	Now	\$3,500	2042	* *	2	\$1,300	
		Corroded, Extent : Severe, Area Affected : 15% Location : 1 Obsolete Unit, Roof							
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,500	
Exhaust Fans									
	Interior	15%			2027	\$10,000	2	\$100	
	Roof	85%			2027	\$24,800	2	\$400	

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NEW YORK PUBLIC LIBRARY - 035
FORT WASHINGTON BRANCH LIBRARY
Asset # : 13332

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Galvanized Steel	30%			2030	\$57,500	1		
Water Heater With Tanks									
	Gas Fired	100%	Now	\$300	2032	\$16,900	2		
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Sanitary Piping									
	Cast Iron	100%	0-2	\$9,500	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%	Now	\$1,100	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Drain In The Basement							
Sump Pump(s)									
	Submersible	100%	Now	\$500	2027	\$500	4	\$300	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.
Borough : BRONX **Agency's Number** : F02
Program / Asset # : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008
Area Sq Ft : 17,130 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3211 **Lot** : 5 **BIN** : 2014579

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$254,000	\$103,800
Interior Architecture	\$101,600	
Mechanical	\$256,700	
Total	\$612,300	\$103,800
Importance Code A	\$254,000	\$103,800
Importance Code B	\$358,300	
Total	\$612,300	\$103,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,200	\$1,200		\$3,300
Interior Architecture	\$29,100	\$200	\$900	\$1,900
Electrical	\$8,100	\$31,300	\$1,900	\$1,400
Mechanical	\$4,000	\$1,800	\$3,700	\$1,800
Site Enclosure	\$29,800			
Site Pavements	\$44,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,800	\$38,500	\$10,500	\$12,400
Importance Code A	\$43,000	\$2,100	\$800	\$4,100
Importance Code B	\$50,300	\$36,400	\$9,600	\$8,300
Importance Code C	\$68,500			
Total	\$161,800	\$38,500	\$10,500	\$12,400



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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	92%	Now	\$128,600	LIFE	**	5	\$31,500	
		Graffiti, Extent : Moderate, Area Affected : 2%							
		Location : Rear Elevation							
		Horizontal Cracks, Extent : Severe, Area Affected : 2%							
		Location : Rear Elevation At 3rd Floor Glass Block Window							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%							
		Location : Stair Bulkhead							
	Granite Panels	5%	Now	\$125,400	LIFE	**	5	\$1,300	1
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Cheek Wall Of Steps On Front Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
		Location : Surround Panels At Doors On University Avenue, Cheek Wall							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Surround Panels At Doors On University Avenue							
	Pre-Cast Concrete	3%	4+	\$1,500	LIFE	**	5	\$3,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Window Sills							
Windows									
	Aluminum	90%			2053	**	5	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
	Glass Block	10%	Now	\$1,600	LIFE	**	5	\$500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Front Elevation On University Avenue							
Parapets									
	Masonry: Brick	80%	0-2	\$26,600	LIFE	**	5	\$2,100	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Interior Parapet Face							
	Metal: Cage/Fence	10%			2036	**	5-10	\$2,100	
	Pre-Cast Concrete	10%	0-2	\$2,100	LIFE	**	5	\$1,700	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Coping Stones							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Roll Roofing	100%	Now	\$10,400	2030	\$103,800	5	\$13,500	
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Main Roof									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Main Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Various Locations At Roof Penetrations									
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									
Floors									
	Carpet	3%			2030	\$13,500	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
	Ceramic Tile	5%			2044	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	60%	4+	\$8,400	2036	**	3	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : 2nd Floor									
	Vinyl Tile	17%			2039	**	3	\$1,600	
	Vinyl Tile 9" X 9"	5%			2026	\$101,600	3	\$500	
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Glazed Ceramic Panel	2%	Now	\$17,600	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : At Sink And Under Window In Basement Storage Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Sink In Basement Storage Room									
	Gypsum Board	68%			LIFE	**	5	\$9,500	
	Plaster	15%			LIFE	**	5	\$1,000	
Ceilings									
	AcousTileConcealSpLn	30%			2044	**	5	\$9,600	
	Exposed Struc: Concrete	20%			LIFE	**	5	\$800	
	Gypsum Board	35%	Now	\$3,100	LIFE	**	5	\$11,200	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Window									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor									
Explanation : Suspended Rubber Membrane Ceiling Is Damaged									
	Plaster	15%			LIFE	**	5	\$2,400	
Site Enclosure									

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

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

Site Enclosure

Fence/Gates

Chain Link

100% 0-2 \$6,200 2051 * *

Corrosion/Rusting, Extent : Severe, Area Affected : 100%

Location : Rear Of Building

Impact Damage, Extent : Moderate, Area Affected : 10%

Location : Off Parking Lot

Retaining Walls

Cast in Place Concrete

50% 2-4 \$1,000 2051 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Rear Elevation Below Fence

Masonry: Brick

50% Now \$22,600 2061 * *

Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%

Location : Ramp Retaining Wall On Front Elevation

Misaligned/Bulging, Extent : Severe, Area Affected : 40%

Location : Ramp Retaining Wall On Front Elevation

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% Now \$44,700 2051 * *

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

Location : Rear Yard And Walkway At Rear Of Building

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2031 \$3,700 5 \$100

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2031 \$43,000 5 \$500

Raceway

Conduit

70% 2051 * * 1

Conduit

30% 2031 \$10,900 1

Panelboards

Fused Disc Sw

5% 2047 * * 5

Molded Case Bkrs

60% 2047 * * 5 \$300

Molded Case Bkrs

35% 2030 \$6,900 5 \$200

Wiring

Braided Cloth

20% 2-4 \$6,600 2056 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

40% 2051 * * 1

Thermoplastic

40% 2031 \$13,200 1

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	75%			2029	\$35,500	5	\$100	
	Variable Frequency Drive	25%			2036	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	9%			2036	**	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Reading Area							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	60%			2036	**	10	\$9,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Reading Area							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2036	**	10	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Reading Area							
		Explanation : T-5 Lamps							
	Incandescent	1%			2026	\$2,200	2		
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$2,100	
	Exit, LED	25%			2066	**	1		
	Exit, Service	25%			2039	**	1		
Exterior Lighting									
	Fluorescent	15%			2031	\$10,200	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : Compact Fluorescent Lights							
	HID	15%			2026	\$11,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	**	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	**	1-3	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

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NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$8,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$800	
	Terminal Devices								
	Air Handler	10%			2031	\$31,900	1	\$1,100	
	Convactor/Radiator	90%	Now	\$2,500	2036	**	1	\$4,500	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : Staff Lounge And Librarian Office								
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	10%			2036	**	1	\$800	
	Compr/Chiller								
	Ext Pkg Unit -	90%			2026	\$256,700	2	\$900	
	Heating/Cooling								
	R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	10%			2031	\$32,900	1	\$1,100	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2031	\$7,800	2	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,600	
	Exhaust Fans								
	Interior	10%			2031	\$7,500	2	\$100	
	Roof	90%			2031	\$29,600	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2051	**	1		
	Galvanized Steel	70%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,900	2		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
FRANCIS MARTIN BRANCH LIBRARY
Asset # : 13333

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : GEORGE BRUCE BRANCH LIBRARY
Address : 518 WEST 125TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : G01
Program / Asset # : NPL0G01.000 / 13334 **Yr Built/Renovated** : 1915 / 2001
Area Sq Ft : 17,723 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Mar-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1980 **Lot** : 22 **BIN** : 1059688

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$341,300	\$150,600
Interior Architecture	\$51,600	\$477,600
Electrical	\$10,700	\$256,100
Mechanical	\$215,800	\$126,600
Total	\$619,300	\$1,010,800
Importance Code A	\$341,300	\$150,600
Importance Code B	\$278,100	\$860,300
Total	\$619,300	\$1,010,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$150,700			
Interior Architecture	\$65,300	\$3,100	\$2,500	\$1,300
Electrical	\$200	\$400	\$16,000	\$100
Mechanical	\$32,000	\$1,900	\$39,800	\$2,400
Site Enclosure	\$1,700			
Site Pavements	\$3,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$257,100	\$9,400	\$62,200	\$7,800
Importance Code A	\$151,600	\$900	\$1,100	\$900
Importance Code B	\$74,700	\$8,000	\$61,100	\$6,900
Importance Code C	\$30,800	\$500		
Total	\$257,100	\$9,400	\$62,200	\$7,800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$92,400	LIFE	**	5	\$5,200	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
	Location : Facades							
	Spalling, Extent : Severe, Area Affected : 60%							
	Location : All Facades							
Masonry: Brick	40%	Now	\$134,000	LIFE	**	5	\$5,200	
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : All Facades							
Masonry: Limestone	5%	0-2	\$8,300	LIFE	**	5	\$500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Decorative Banding And Archway. North, South Facades							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Decorative Banding And Archway. North, South Facades							
Masonry: Marble	10%	Now	\$39,300	LIFE	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : South Facade. Base Of Building							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : North And South Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
Slate Panels	2%			LIFE	**	5	\$200	
Stucco Cement	3%	Now	\$500	2037	**	5	\$500	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%							
	Location : East Facade							
Windows								
Metal Louvers	5%			2035	**	10	\$600	
Wood	25%			2040	**	5	\$5,100	
Wood	70%	Now	\$54,600	2057	**	5	\$7,200	1
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : First And Second Floors							
	Dry Rot/Decay, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 30%							
	Location : First And Second Floors							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : Penthouse Apartments							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : First And Second Floors							
	Unit Inoperable, Extent : Moderate, Area Affected : 20%							
	Location : First And Second Floors							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%	Now	\$7,700	LIFE	* *	5	\$600	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Camelback Coping Stones							
	Masonry: Brick	60%	Now	\$25,700	LIFE	* *	5	\$900	
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Parapet Walls							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 5%							
		Location : Parapet Walls							
		Spalling, Extent : Severe, Area Affected : 40%							
		Location : Parapet Walls							
	Masonry: Limestone	10%			LIFE	* *	5	\$200	
	Masonry: Marble	5%	Now	\$17,100	LIFE	* *	5	\$100	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Stepped Coping							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Stepped Coping							
	No Component	20%							
Roof									
	Modified Bitumen	85%	Now	\$60,200	2032	\$150,600			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Elevator Vestibule. First Floor, Main Stair First, Second Floors, Staff Lounge							
		On The Second Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Eastern First Floor Bump Out For Elevator Access							
	Skylight, Metal/Glass	10%	Now	\$45,500	2042	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Over Main Stairs And Old Apartment							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Over Main Stairs And Old Apartment							
	Slate	5%	Now	\$3,400	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : At Third Floor Dormers. Old Apartment							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Third Floor Dormers. Old Apartment							

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.

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2031	\$51,000	3	\$5,300	
	Cast in Place Concrete	10%			LIFE	* *	5	\$5,800	
	Ceramic Tile	5%			2041	* *	5	\$1,300	
	Vinyl Tile	60%			2032	\$477,600	3	\$6,000	
	Wood	10%			2047	* *	5	\$5,000	
	Wood	5%	Now	\$51,600	2072	* *	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Third Floor. Old Apartment									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$900	
	Gypsum Board	20%			LIFE	* *	5	\$2,200	
	Plaster	55%			LIFE	* *	5	\$3,000	
	Plaster	15%	Now	\$29,100	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
	Wood	5%			LIFE	* *	5	\$3,700	
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	* *	5	\$1,300	
	Gypsum Board	10%			LIFE	* *	5	\$3,300	
	Plaster	70%	Now	\$12,300	LIFE	* *	5	\$11,600	
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : 3rd Floor Apartments									
	Plaster	5%	Now	\$21,900	LIFE	* *	5	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Loose/Delam Surface, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Old Apartment									
	Plaster	10%			LIFE	* *	5	\$1,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,700	2052	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Stair Enclosure. South Facade									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair Enclosure. South Facade									
Site Pavements									

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$3,200 2045 * *

Sinking/Subsiding, Extent : Severe, Area Affected : 5%

Location : Front Of Building

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2032 \$47,100 5 \$500

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2032 \$47,100 5 \$500

Raceway

Conduit 100% 2032 \$40,000 1

Panelboards

Fused Disc Sw 5% 2031 \$1,100 5

Molded Case Bkrs 95% 2031 \$20,600 5 \$400

Wiring

Thermoplastic 100% 2032 \$36,100 1

Motor Controllers

Locally Mounted 100% 2030 \$51,900 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent 5% 2027 \$10,700 10 \$800

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent 75% 2032 \$161,200 10 \$12,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : Compact Fluorescent Light Fixtures

Fluorescent 20% 2032 \$43,000 10 \$3,300

T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Staff Room

Egress Lighting

Emergency, Battery 50% 2032 \$16,200 10 \$2,100

Exit, LED 40% 2047 * * 1

Exit, Service 10% 2027 \$700 1

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

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

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

Lighting

Exterior Lighting

Incandescent

10%

2027

\$10,300

2

No Component

90%

Alarm

Security System

No Component

80%

Generic

10%

2037

* *

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Hallways**Explanation : CCTV Surveillance Cameras*

Generic

10%

2027

\$3,600

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Reading Area And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2045

* *

1

\$8,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2048

* *

4

\$900

Terminal Devices

Convactor/Radiator

100%

Now

\$15,700

2037

* *

1

\$5,100

*Malfunctioning, Extent : Severe, Area Affected : 50%**Location : Various Locations*

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	40%	Now	\$68,200	2042	* *	1	\$3,000	
		Broken, Extent : Moderate, Area Affected : 5% Location : Roof. Broken Insulation Of Refrigerant Piping Not Energy Efficient, Extent : Severe, Area Affected : 30% Location : Replacement Needed. Basement On Extended Life, Extent : Moderate, Area Affected : 40% Location : Basement R-22 Refrigerant, Extent : Light, Area Affected : 30% Location : Roof							
	Exterior Pkg Unit - Cooling	60%			2032	\$126,600	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	40%	Now	\$600	2032	\$12,500	4	\$400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 30% Location : Roof							
	No Component	60%							
Terminal Devices									
	Air Handler/Dir Expansion	40%			2027	\$147,600	1		
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	40%	Now	\$13,400	2042	* *	2	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 40% Location : Roof Explanation : On Extended Life							
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
	Exhaust Fans								
	Interior	20%			2027	\$17,100	2	\$100	
	Roof	20%			2032	\$7,500	2	\$100	
	No Component	60%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GEORGE BRUCE BRANCH LIBRARY
Asset # : 13334

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Ground Floor, 1st Floor, 1st Mezzanine, 2nd Floor, 2nd Mezzanine							
		Explanation : 1 Unit							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : GRAND CONCOURSE BRANCH LIBRARY
Address : 155 EAST 173RD ST. @SELWYN AVE.
Borough : BRONX **Agency's Number** : G02
Program / Asset # : NPL0G02.000 / 13335 **Yr Built/Renovated** : 1959 / 2003
Area Sq Ft : 18,670 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2824 **Lot** : 34 **BIN** : 2007870

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$520,700	
Mechanical		\$202,900
Total	\$520,700	\$202,900
Importance Code A	\$520,700	
Importance Code B		\$202,900
Total	\$520,700	\$202,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$700			\$2,400
Interior Architecture	\$43,400		\$4,200	\$202,400
Electrical	\$600	\$500	\$11,300	\$700
Mechanical	\$1,600	\$1,400	\$2,700	\$1,600
Site Pavements	\$11,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,800	\$5,900	\$22,200	\$211,000
Importance Code A	\$1,600	\$900	\$1,100	\$3,300
Importance Code B	\$59,200	\$5,000	\$21,100	\$207,700
Importance Code C	\$1,000			
Total	\$61,800	\$5,900	\$22,200	\$211,000



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

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	1%			LIFE	* *	5	\$1,800	
	Masonry: Brick	99%	Now	\$93,300	LIFE	* *	5	\$22,900	1
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 25%								
	Location : Street Facing Facades								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Northwest Corner And Over Main Entrance								
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%								
	Location : Selwyn Avenue And East 173rd Street Elevation								
Windows									
	Aluminum	100%			2048	* *	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Protective Metal Grilles								
Parapets									
	Masonry: Brick	90%	Now	\$245,700	LIFE	* *	5	\$3,900	
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 10%								
	Location : All Facades Facing Street								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 15%								
	Location : 173rd Street Facade								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Parapets								
	Explanation : Single Ply Membrane Draped And Secured To Street Facing Parapet Walls Due To Loose Units								
	Pre-Cast Concrete	10%	0-2	\$700	LIFE	* *	5	\$2,700	
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Coping Stones								

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$181,700	2042	**			1
			Alligatoring, Extent : Severe, Area Affected : 20%					
			Location : Throughout					
			Blisters, Extent : Severe, Area Affected : 30%					
			Location : Throughout					
			Drains Clogged, Extent : Severe, Area Affected : 15%					
			Location : Throughout					
			Ponding, Extent : Severe, Area Affected : 15%					
			Location : At Roof Drains And Throughout					
			Seams Open/Split, Extent : Severe, Area Affected : 25%					
			Location : At Roof Penetrations					
			Water Penetration, Extent : Severe, Area Affected : 5%					
			Location : Third Floor					
Interior								
Floors								
Carpet	40%			2028	\$195,900	3	\$22,400	
Ceramic Tile	5%			2045	**	5	\$1,400	
			Recent Installation, Extent : N/A, Area Affected : 100%					
			Location : Toilets					
Sheet Vinyl/Rubber	20%			2037	**	5	\$8,400	
Terrazzo	10%			LIFE	**	5	\$2,200	
Vinyl Tile	5%			2037	**	3	\$700	
Vinyl Tile 9" X 9"	20%	Now	\$22,100	2042	**	3	\$2,100	
			Broken/Missing Elements, Extent : Severe, Area Affected : 15%					
			Location : Basement					
			Loose Units, Extent : Severe, Area Affected : 5%					
			Location : Basement And 1st Floors					
			Worn/Eroded, Extent : Severe, Area Affected : 90%					
			Location : Throughout					
Interior Walls								
Ceramic Tile	3%			2045	**	5	\$1,100	
			Recent Replace Evident, Extent : N/A, Area Affected : 90%					
			Location : Toilets					
Ceramic Tile	2%			2035	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$600	
Gypsum Board	18%			LIFE	**	5	\$4,100	
Plaster	75%			LIFE	**	5	\$8,600	
Ceilings								
AcousTileSusp.Lay-In	60%	4+	\$13,800	2045	**	5	\$8,400	
			Staining/Discoloring, Extent : Moderate, Area Affected : 30%					
			Location : Third Floor					
			Water Penetration, Extent : Severe, Area Affected : 5%					
			Location : At Stair Landing Opposite Main Desk					
AcousTileSusp.Lay-In	10%			2049	**	5	\$2,800	
Plaster	30%			LIFE	**	5	\$5,200	

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

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

Site Enclosure

Fence/Gates

Chain Link

60%

2042

**

Iron Picket

40%

2067

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

Now

\$11,500

2045

**

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

Location : East 173rd Street, Selwyn Avenue

On-Site Walkways

Cast in Place Concrete

100%

2045

**

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

Under 600 Volts

Service Equipment

Fused Disc Sw

50%

2032

\$1,900

5

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Molded Case Bkrs

50%

2032

\$21,500

5

\$200

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

Location : Electrical Room

Explanation : One 350 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2032

\$43,000

5

\$500

Raceway

Conduit

40%

2032

\$14,600

1

Conduit

40%

2052

**

1

Conduit

20%

2062

**

1

Panelboards

Fused Disc Sw

2%

2031

\$400

5

Fused Disc Sw

2%

2048

**

5

Fused Disc Sw

1%

2057

**

5

Molded Case Bkrs

20%

2031

\$4,000

5

\$100

Molded Case Bkrs

45%

2048

**

5

\$200

Molded Case Bkrs

30%

2057

**

5

\$100

Wiring

Thermoplastic

35%

2032

\$11,500

1

Thermoplastic

35%

2052

**

1

Thermoplastic

30%

2062

**

1

Motor Controllers

Locally Mounted

70%

2030

\$33,100

5

\$100

Locally Mounted

20%

2045

**

5

Locally Mounted

10%

2052

**

5

Ground

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

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2037	**	10	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2042	**	10	\$1,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	40%			2042	**			
Egress Lighting									
	Emergency, Battery	40%			2037	**	10	\$1,800	
	Emergency, Battery	10%			2042	**	10	\$500	
	Exit, LED	30%			2060	**	1		
	Exit, LED	10%			2072	**	1		
	Exit, Service	10%			2037	**	1		
Exterior Lighting									
	HID	20%			2037	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2037	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway, Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detector, Pull Box And Fire Alarm Panel							

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

Heating

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	60%			2052	**	1		
	Interruptible Gas/Dual Fuel	40%			2052	**	1		
Conversion Equipment									
	Furnace	60%			2032	\$34,500	1	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit							
	Hot Water Boiler	40%			2037	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	40%			2048	**	4	\$400	
	No Component	60%							
Terminal Devices									
	Convactor/Radiator	40%			2045	**	1	\$2,400	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2032	\$202,900	2	\$1,100	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Under Construction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,400	
Exhaust Fans									
	Interior	80%			2037	**	2	\$500	
	Roof	20%			2032	\$7,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
Water Heater With Tanks									
	Electric	100%			2030	\$23,400	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$1,100	

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NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2037	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : One Unit							

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : GREAT KILLS BRANCH LIBRARY
Address : 56 GIFFORDS LANE @MARGARET ST.
Borough : STATEN ISLAND **Agency's Number** : G03
Program / Asset # : NPL0G03.000 / 13336 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 4,987 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5436 **Lot** : 19 **BIN** : 5070285

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$87,700	\$57,800
Electrical		\$55,200
Total	\$87,700	\$113,000
Importance Code A	\$87,700	\$57,800
Importance Code B		\$55,200
Total	\$87,700	\$113,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,100			
Interior Architecture	\$1,200		\$900	
Electrical	\$500	\$500	\$600	\$500
Mechanical	\$22,600	\$600	\$2,900	\$600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,300	\$5,100	\$8,300	\$5,100
Importance Code A	\$48,300	\$300	\$200	\$200
Importance Code B	\$27,000	\$4,800	\$8,100	\$4,800
Importance Code C	\$1,000			
Total	\$76,300	\$5,100	\$8,300	\$5,100



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NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	* *	5	\$14,000	
	Masonry: Granite	5%	Now	\$6,800	LIFE	* *	5	\$700	
	Vertical Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Northwest Corner Of Building								
	Masonry: Limestone	5%			LIFE	* *	5	\$700	
	Metal/Glass Curt Wall	10%	Now	\$14,600	LIFE	* *	5	\$3,300	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Main Entry								
Windows									
	Aluminum	100%	Now	\$87,700	2056	* *	5	\$900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets									
	Masonry: Brick	85%			LIFE	* *	5	\$1,400	
	Masonry: Limestone	15%	Now	\$6,200	LIFE	* *	5	\$300	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Cornice								
Roof									
	Modified Bitumen	98%	Now	\$17,300	2031	\$57,800			
	Alligatoring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Skylight, Metal/Glass	2%	Now	\$3,000	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Over Stair								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Over Stair								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over Stair								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$900	
	Ceramic Tile	5%			2040	* *	5	\$400	
	Marble Panels	3%			LIFE	* *	5	\$200	
	Vinyl Tile	87%			2036	* *	3	\$2,700	

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NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$700	
	Fiberglass Panel	5%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Desk Areas									
Explanation : This Is Actually A High Pressure Laminate Composite Interior Wall Cladding									
	Gypsum Board	75%			LIFE	* *	5	\$6,100	
	Marble Panels	5%			LIFE	* *			
	Plaster	10%	Now	\$700	LIFE	* *	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Bottom Of Basement Stair									
Ceilings									
	AcousTileSusp.Lay-In	15%			2044	* *	5	\$1,200	
	Gypsum Board	75%			LIFE	* *	5	\$7,600	
	Plaster	10%			LIFE	* *	5	\$500	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2041	* *			
	Iron Picket	15%			2051	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			
On-Site Walkways									
	Cast in Place Concrete	70%			2036	* *			
	Steel Plate	10%			LIFE	* *	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Steel Canopy Above Stair									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Yard									
Explanation : This Is Actually A Steel Egress Stair									
	Steel Grating	20%			2051	* *	1		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2041	* *	5		
Suspect Water Damage, Extent : Light, Area Affected : 100%									
Location : Electrical Meter In Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Closet									
Explanation : 400 Ampere Service									

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NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2044	* *	5		
	Raceway								
	Conduit	100%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2044	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$52,400	10	\$4,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$2,800	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$4,100	10	\$600	
	Exit, Battery	50%			2031	\$2,900	10	\$200	
	Exterior Lighting								
	Fluorescent	50%			2031	\$9,900	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
	HID	50%			2031	\$11,500	10		
Alarm									
	Security System								
	Generic	50%			2036	* *	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2031	\$4,600	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$3,100	

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

Heating

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NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$2,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$200	
	Terminal Devices								
	Air Handler	70%			2036	**	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : See Air-conditioning Section.							
		Explanation : Air Handler Provides Direct Expansion Cooling And Hot Water Heating.							
	Convactor/Radiator	30%			2044	**	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2031	\$43,300	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units. See Ductwork/diffuser For Damaged Outdoor Insulation.							
	Split Unit	20%			2031	\$23,500			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Of Building							
		Explanation : One Outdoor Condensing Unit. Piped To Indoor Air-handling Unit.							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$21,700	LIFE	**	2	\$6,500	
		Insul. Deteriorating, Extent : Severe, Area Affected : 50%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2031	\$19,200	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Air Handler Piped To Outdoor Condensing Unit.							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
	Exhaust Fans								
	Interior	20%			2031	\$4,400	2		
	Roof	80%			2036	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
GREAT KILLS BRANCH LIBRARY
Asset # : 13336

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 65 Gallon Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$200	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Elevator Pit						
			Explanation : Sump Pump Serves Water Discharged In Elevator Pit.						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2051	* *	1-2	\$700	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HAMILTON FISH PARK BRANCH LIBRARY
Address : 415 EAST HOUSTON STREET @COLUMBIA ST.
Borough : MANHATTAN **Agency's Number** : H01
Program / Asset # : NPL0H01.000 / 13337 **Yr Built/Renovated** : 1961 / 2005
Area Sq Ft : 10,760 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 335 **Lot** : 1 **BIN** : 1004070

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$95,200	\$17,900
Mechanical		\$402,900
Total	\$95,200	\$420,800
Importance Code B	\$95,200	\$420,800
Total	\$95,200	\$420,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$7,400			
Interior Architecture	\$7,700		\$900	\$6,600
Electrical	\$10,800	\$800	\$27,700	\$900
Mechanical	\$34,500	\$700	\$1,600	\$700
Total	\$60,400	\$1,500	\$30,100	\$8,200
Importance Code A	\$7,400			
Importance Code B	\$52,700	\$1,500	\$30,100	\$8,200
Importance Code C	\$300			
Total	\$60,400	\$1,500	\$30,100	\$8,200



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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	25%			LIFE	**	5	\$3,700	
	Masonry: Brick	70%			LIFE	**	5	\$16,400	
	Weathering Steel	5%	4+	\$2,100	LIFE	**	1		
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Street Facade									
Windows									
	Aluminum	100%	Now	\$3,400	2040	**	5	\$1,800	
Glazing Broken/Cracked, Extent : Light, Area Affected : 1%									
Location : Adult Reading Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
Roof									
	Cast in Place Concrete	5%	Now	\$200	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Awning Over Main Entrance									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Entrance									
Explanation : Awning Actually Pre-Cast Concrete Panels									
	Not Accessible	95%							
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only. No Ladder Was Available For Access									
Soffits									
	Cast in Place Concrete	100%	0-2	\$1,800	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Canopy									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Front Canopy									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Front Canopy									
Explanation : Exposed Reinforcement Painted Over									
Interior									
Floors									
	Carpet	75%			2031	\$224,800	3	\$25,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,900	
	Mosaic Tile	4%			2037	**	5	\$1,700	
	Terrazzo	1%			LIFE	**	5	\$100	
	Vinyl Tile	10%			2037	**	3	\$900	
	Wood	5%			2060	**	5	\$1,600	
Interior Walls									
	Ceramic Tile	3%			2035	**	5	\$600	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Glass: Single Pane	7%			LIFE	**	5	\$1,100	
	Plaster	85%			LIFE	**	5	\$5,200	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

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

Interior

Ceilings

Plaster	100%				LIFE	**	5	\$10,700	
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Site Enclosure

Fence/Gates

Iron Picket	50%			2052		**			
Iron Picket	50%			2052		**			

Other Observation, Extent : N/A, Area Affected : 50%

Location : Front Facade

Explanation : Decorative Metal On Top Of Concrete Retaining Walls

Retaining Walls

Cast in Place Concrete	100%			2052		**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2037		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032		\$3,700	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$43,000	5	\$300	
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Raceway

Conduit	10%			2052		**	1		
Conduit	90%			2032		\$32,800	1		

Panelboards

Fused Disc Sw	5%			2031		\$1,000	5		
Molded Case Bkrs	10%			2048		**	5		
Molded Case Bkrs	85%			2031		\$16,800	5	\$200	

Wiring

Braided Cloth	30%	2-4		\$9,900	2057	**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	10%			2052		**	1		
Thermoplastic	60%			2032		\$19,800	1		

Motor Controllers

Locally Mounted	100%			2030		\$47,300	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	\$6,000	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Childrens Area							
		Explanation : T-8 Lamps							
	Fluorescent	80%			2027	\$95,200	10	\$7,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2032	\$11,900	10	\$1,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Classroom							
		Explanation : Compact Fluorescent Lights							
	LED	5%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	\$8,900	10	\$1,300	
	Exit, Service	50%			2032	\$1,800	1		
Exterior Lighting									
	HID	30%			2027	\$14,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2027	\$4,000	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$6,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2042	* *	1		
	Distribution								
	Steam Piping/Pump	100%			2032	\$85,400			

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON FISH PARK BRANCH LIBRARY
Asset # : 13337

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	90%	0-2	\$9,000	2032	\$180,600	1	\$5,400	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor							
	Convector/Radiator	10%			2030	\$8,700	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	15%	Now	\$25,300	2037	* *	2	\$100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
	Interior Pkg Unit - Cooling	85%			2037	* *	2	\$600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	100%			2032	\$47,300	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$136,900	1		
	Water Heater With Tanks								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004
Area Sq Ft : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-Jan-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$298,400	
Interior Architecture	\$96,900	\$528,100
Electrical	\$114,100	\$143,700
Mechanical	\$472,900	
Site Pavements		\$85,300
Total	\$982,200	\$757,200
Importance Code A	\$298,400	
Importance Code B	\$683,900	\$671,900
Importance Code C		\$85,300
Total	\$982,200	\$757,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$51,500		\$300	
Interior Architecture	\$130,600		\$200	\$2,200
Electrical	\$2,100	\$2,600	\$26,800	\$2,200
Mechanical	\$64,600	\$2,600	\$77,400	\$3,200
Site Enclosure	\$1,200			
Site Pavements	\$6,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$260,900	\$9,100	\$108,700	\$11,500
Importance Code A	\$52,600	\$1,200	\$1,500	\$1,200
Importance Code B	\$145,500	\$8,000	\$107,200	\$10,400
Importance Code C	\$62,800			
Total	\$260,900	\$9,100	\$108,700	\$11,500



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	Now	\$101,800	LIFE	**	5	\$11,400	
Spalling, Extent : Moderate, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
	Masonry: Granite	5%	4+	\$11,200	LIFE	**	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building. Street Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building. Street Facade									
	Masonry: Limestone	25%			LIFE	**	5	\$3,300	
	Metal Panel	5%	4+	\$1,300	2042	**	5	\$1,600	
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : Dormers Facing South									
Windows									
	Metal Louvers	5%	Now	\$7,000	2047	**			
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Vents At Grade. South Facade									
	Wood	95%	Now	\$140,600	2057	**	5	\$18,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Glazing Clouded, Extent : Moderate, Area Affected : 75%									
Location : Damaged Lexan Panes Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 10%									
Location : North Facing Windows									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : North And South Facing Windows									
Parapets									
	Masonry: Brick	65%	Now	\$56,000	LIFE	**	5	\$2,000	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : East Facade, West Facade, North Facade									
Spalling, Extent : Severe, Area Affected : 25%									
Location : East Facade, West Facade, North Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : East Facade, West Facade, North Facade									
	Masonry: Limestone	20%			LIFE	**	5	\$800	
	Metal Panel	5%			2042	**	5	\$600	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
	Slate	5%			LIFE	**	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	85%			2040	* *	10	\$15,200	
	Modified Bitumen	15%	2-4	\$31,900	2042	* *			
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : 1st Floor Reading Area And Stacks								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Lower Roof Atop Rear Addition								
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	* *	5	\$7,700	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Air Conditioning Room In Basement								
	Ceramic Tile	5%	4+	\$10,800	2035	* *	5	\$900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 1st, 2nd And Basement Bathrooms								
	Vinyl Tile	50%	4+	\$26,400	2032	\$528,100	3	\$6,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : 2nd Floor Reading Area								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Children Room								
	Uneven Substrate, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Reading Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Reading Area And Children Room								
	Vinyl Tile	5%			2042	* *	3	\$700	
	Wood	25%	Now	\$28,500	2047	* *	5	\$8,300	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Third Floor								
	Wood	5%	Now	\$68,400	2072	* *	5	\$1,700	
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
	Location : Old Apartment								

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2045	* *	5	\$1,100	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,400	
	Glass: Single Pane	2%			LIFE	* *	5	\$500	
	Gypsum Board	60%			LIFE	* *	5	\$12,900	
	Masonry: Brick	5%	Now	\$18,500	LIFE	* *			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Basement. Mechanical Areas									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement. Mechanical Areas									
	Plaster	10%	Now	\$37,800	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Areas And Structural Columns In Basement									
	Plaster	10%	4+	\$4,700	LIFE	* *	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : First And Second Floor									
Ceilings									
	AcousTileSusp.Lay-In	25%			2049	* *	5	\$8,800	
	Glass: Susp Panels	10%			LIFE	* *			
	Gypsum Board	20%	Now	\$2,700	LIFE	* *	5	\$8,800	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Biography Section. 1st Floor Reading Room In Rear Addition									
	Plaster	40%			LIFE	* *	5	\$8,800	
	Plaster	5%	Now	\$29,200	LIFE	* *	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,200	2052	* *			
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : At Main Entrance. Street Side Elevation									
Explanation : Granite Curbing Of Fence Is Stained And Has Eroded Joints									
Retaining Walls									
	Masonry: Brick	100%			2042	* *			
Site Pavements									

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

NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$6,900	2045	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance To Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance To Building</i>								

On-Site Walkways

Cast in Place Concrete	100%			2030	\$85,300			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	* *	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room, Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$47,100	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Vertical Section</i>								

Raceway

Conduit	30%			2032	\$12,000	1		
Conduit	70%			2052	* *	1		

Panelboards

Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	35%			2031	\$11,400	5	\$200	
Molded Case Bkrs	60%			2048	* *	5	\$400	

Wiring

Thermoplastic	40%			2032	\$14,500	1		
Thermoplastic	60%			2052	* *	1		

Motor Controllers

Locally Mounted	100%			2030	\$77,800	5	\$200	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	30%			2037	* *	10	\$6,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-8 Lamps							
Fluorescent	Fluorescent	40%			2027	\$114,100	10	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Basement							
		Explanation : T-12 Lamps							
Fluorescent	Fluorescent	10%			2037	* *	10	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : T-5 Lamps							
Fluorescent	Fluorescent	20%			2037	* *	10	\$4,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And 1st Floor Reading Area							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2037	* *	10	\$2,800	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
Fluorescent	Fluorescent	10%			2032	\$10,200	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front And Rear Only							
		Explanation : Compact Fluorescent Light Fixtures							
No Component	No Component	90%							
Alarm									
Security System	No Component	20%							
	Generic	80%			2032	\$38,400	1	\$7,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Hallways And Basement							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital	Generic, Digital	100%			2032	\$65,900	1-3	\$14,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2049	**	1	\$11,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Sectional Gas Burning Hot Water Boiler; According To Facility Attendant, Boiler Was Installed 4 Years Ago.								
Distribution									
	Hot Wtr Piping/Pump	2%	Now	\$700	2057	**	4		
	Corroded, Extent : Severe, Area Affected : 2%								
	Location : 1 Pump On Top Of The Boiler								
	Hot Wtr Piping/Pump	98%			2040	**	4	\$1,100	
Terminal Devices									
	Air Handler	20%			2037	**	1	\$2,900	
	Air Handler	30%	Now	\$86,500	2042	**	1	\$3,900	
	Malfunctioning, Extent : Severe, Area Affected : 40%								
	Location : Basement And 3rd Floor Fan Rooms, Multiple Mechanical And / Or Electrical Defects								
	Convactor/Radiator	50%			2037	**	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%	Now	\$208,100	2037	**	2	\$600	
	Damaged, Extent : Severe, Area Affected : 60%								
	Location : Basement And 3rd Floor Fan Rooms, Multiple Mechanical And / Or Electrical Defects								
	Int Pkg Unit - Heating/Cooling	10%			2036	**	2	\$100	
	Exterior Pkg Unit - Cooling	30%			2037	**	2	\$400	
	Split Unit	5%	Now	\$30,300	2042	**			
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Split Unit	5%	Now	\$30,300	2042	**			
	R-22 Refrigerant, Extent : Severe, Area Affected : 5%								
	Location : 1 Condemn Unit, Lower Roof								

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	40%	0-2	\$117,500	2042	* *	1		
On Extended Life, Extent : Severe, Area Affected : 40%									
Location : Basement And 3rd Floor									
	Fan Coil - 2 Pipe	5%			2037	* *	1	\$400	
	Fan Coil - 2 Pipe	5%	0-2	\$23,400	2042	* *	1	\$300	
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Basement									
Explanation : 1 Obsolete Unit									
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	5%	0-2	\$2,200	2042	* *	2	\$700	
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Lower Roof									
Explanation : 1 Condemn Unit									
	Dry Cooler	30%	Now	\$35,200	2042	* *	2	\$3,900	
Broken, Extent : Severe, Area Affected : 20%									
Location : Roof									
Other Observation, Extent : Severe, Area Affected : 40%									
Location : Roof									
Explanation : 3 Obsolete Units									
	No Component	65%							
Ventilation									
Distribution									
	Ductwork/Diffusers	15%			LIFE	* *	2-5	\$2,000	
	Ductwork/Diffusers	85%			LIFE	* *	2-5	\$11,100	
Exhaust Fans									
	Interior	25%			2027	\$28,300	2	\$200	
	Roof	50%			2027	\$24,800	2	\$400	
Obsolete Equipment, Extent : Severe, Area Affected : 50%									
Location : Roof And Lower Roof									
	Roof	25%			2040	* *	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$18,600	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout, The Sanitary Piping Are Beyond Their Useful Life Cycle Rating									

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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout, The Storm Drain Piping Are Beyond Their Useful Life Cycle Rating					
	Sump Pump(s)								
	Submersible	100%			2025	\$800	4	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Fan Room					
				Explanation : 1 Unit					
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2040	* *	1	\$100	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement Boiler Room					
				Explanation : Backflow Preventer Observed, Serves Boiler Only					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, Lobby, 1st To 3rd Floor					
				Explanation : One Unit					
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2042	* *	1-2	\$1,300	

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HARLEM BRANCH LIBRARY
Address : 9 WEST 124TH ST. @FIFTH AVE
Borough : MANHATTAN **Agency's Number** : H02
Program / Asset # : NPL0H02.000 / 13338 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 13,058 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1722 **Lot** : 30 **BIN** : 1053460

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$270,800	\$205,800
Interior Architecture	\$63,300	
Mechanical		\$359,700
Total	\$334,100	\$565,500
Importance Code A	\$270,800	\$205,800
Importance Code B	\$63,300	\$359,700
Total	\$334,100	\$565,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$39,100		\$200	\$2,300
Interior Architecture	\$63,000		\$4,500	\$1,400
Electrical	\$500	\$300	\$22,500	\$400
Mechanical	\$3,000	\$2,000	\$2,300	\$2,600
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,100	\$6,300	\$33,500	\$10,700
Importance Code A	\$39,700	\$600	\$900	\$3,000
Importance Code B	\$17,400	\$5,700	\$32,600	\$7,700
Importance Code C	\$53,100			
Total	\$110,100	\$6,300	\$33,500	\$10,700



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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	57%	Now	\$203,200	LIFE	**	5	\$24,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Wall Penetrations And Rear Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Wall Penetrations, Corners And Rear Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations. Rear Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Rear Facade. Throughout								
Masonry: Granite	5%			LIFE	**	5	\$1,600	
Masonry: Limestone	25%			LIFE	**	5	\$8,200	
Metal Panel	5%	Now	\$2,900	2042	**	5	\$4,100	
Seams Open/Split, Extent : Severe, Area Affected : 10%								
Location : Roof Bulkhead								
Slate Panels	3%			LIFE	**	5	\$1,000	
Stucco Cement	5%			2045	**	5	\$5,500	
Windows								
Aluminum	98%			2048	**	5	\$4,700	
Wood	2%	Now	\$2,300	2057	**	5	\$500	
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Bulkhead Window								
Parapets								
Masonry: Brick	75%	Now	\$67,600	LIFE	**	5	\$1,800	1
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Corners Of Parapet Wall								
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%								
Location : Perimeter Of Flat Roof								
Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%								
Location : At Flat Roof And Pitched Roof								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Parapet Walls Interior And Exterior Face								
Masonry: Limestone	15%	Now	\$26,500	LIFE	**	5	\$500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Coping Stones								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Under Coping Stones								
Explanation : Damaged Flashing								
Metal Panel	5%			2042	**	5	\$500	
Metal Security Bars	5%	4+	\$500	2047	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Roof								

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	45%	Now	\$1,300	2041	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Auditorium								
Modified Bitumen	50%			2032	\$57,600	10	\$5,300	
Skylight, Metal/Glass	5%	4+	\$3,000	2032	\$148,200			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
Location : Roof Skylight								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,200	2035	**	5	\$300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 3rd Floor Bathrooms								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : 3rd Floor Bathrooms								
Marble Panels	5%			LIFE	**	5	\$700	
Terrazzo	7%	2-4	\$2,500	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Main Reception Area. Entry Vestibule								
Vinyl Tile	60%	Now	\$63,300	2037	**	3	\$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 4%								
Location : 3rd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 3rd Floor Staff Areas, Basement, 2nd Floor Children Bathrooms								
Patching Evident, Extent : Severe, Area Affected : 15%								
Location : Various Locations								
Wood	25%			2047	**	5	\$9,000	
Deteriorated Finish, Extent : Light, Area Affected : 25%								
Location : 3rd Floor Community Area								
Interior Walls								
Ceramic Tile	3%	Now	\$11,400	2041	**	5	\$500	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : 3rd Floor Bathrooms								
Glass: Single Pane	5%			LIFE	**	5	\$1,300	
Plaster	80%	4+	\$33,700	LIFE	**	5	\$8,400	
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Apartments On 3rd Floor								
Wood	12%	4+	\$7,300	LIFE	**	5	\$16,800	
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Various Locations. 1st And 2nd Floors								

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$4,800	2045	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor Custodian Storage</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Elevator Area</i>								
Plaster	95%			LIFE	**	5	\$11,500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	**			
Free Standing Walls								
Masonry: Brick	100%			2032				
Retaining Walls								
Cast in Place Concrete	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	50%			2037	**			
Masonry: Granite	50%	0-2	\$600	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Entry Ramp And Stairs</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2042	**	5		
Molded Case Bkrs	50%			2032	\$21,500	5	\$200	
Raceway								
Conduit	20%			2032	\$7,300	1		
Conduit	80%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	15%			2031	\$3,000	5	\$100	
Molded Case Bkrs	80%			2040	**	5	\$300	
Wiring								
Thermoplastic	80%			2042	**	1		
Thermoplastic	20%			2032	\$6,600	1		

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	80%			2037	* *	5	\$100	
	Locally Mounted	20%			2030	\$9,500	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	* *	10	\$10,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	* *	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2037	* *	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,600	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	10%			2027	\$6,000	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$2,400	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$2,400	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Hallway And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

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NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
				Other Observation, Extent : Severe, Area Affected : 1%					
				Location : Electrical Room					
				Explanation : Hazard Gas Meter Is Located Inside The Electrical Room					
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$6,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					
Distribution									
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
Terminal Devices									
	Convactor/Radiator	100%	Now	\$2,100	2030	\$105,800	1	\$3,800	
				Broken, Extent : Moderate, Area Affected : 5%					
				Location : 2nd Floor Bathroom Broken Radiator Cover					
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	80%			2032	\$113,500	2	\$600	
				R-22 Refrigerant, Extent : Light, Area Affected : 80%					
				Location : 3 Units, Roof					
	Split Unit	20%			2032	\$61,500			
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : 2 Units, 1 On Roof, 1 In Court Yard					
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2032	\$78,900	1	\$800	
	No Component	80%							
Heat Rejection									
	Evaporative Condenser	20%			2032	\$13,600	2	\$1,800	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans									
	Roof	100%			2032	\$25,100	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HARLEM BRANCH LIBRARY
Asset # : 13338

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2032	\$6,800	4	\$500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2042	* *	1-2	\$2,200	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HIGH BRIDGE BRANCH LIBRARY
Address : 78 WEST 168TH ST. @WOODYCREST AVE.
Borough : BRONX **Agency's Number** : H03
Program / Asset # : NPL0H03.000 / 13339 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 8,352 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2510 **Lot** : 27 **BIN** : 2003163

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$52,900	\$166,600
Total	\$52,900	\$166,600
Importance Code A	\$52,900	\$166,600
Total	\$52,900	\$166,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$36,300		\$1,000	
Interior Architecture	\$100		\$1,100	
Electrical	\$700	\$9,700	\$1,000	\$700
Mechanical	\$2,600	\$700	\$4,100	\$700
Site Enclosure	\$5,100			\$300
Site Pavements	\$10,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,500	\$14,400	\$11,100	\$5,700
Importance Code A	\$36,700	\$400	\$1,400	\$400
Importance Code B	\$17,500	\$13,900	\$9,700	\$4,900
Importance Code C	\$5,200			\$300
Total	\$59,500	\$14,400	\$11,100	\$5,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	4+	\$900	LIFE	* *	5	\$1,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : East Facade								
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : East Facade								
	Cast Stone/Terra Cotta	2%	2-4	\$10,000	LIFE	* *	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Window Sills								
	Staining/Discoloring, Extent : Severe, Area Affected : 20%								
	Location : East Window Sills								
	Concrete Masonry Unit	63%	2-4	\$52,900	LIFE	* *	5	\$6,200	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Base Perimeter Throughout								
	Stucco Cement	3%	Now	\$1,300	2036	* *	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Roof East And South Facade								
	Window Wall	30%	Now	\$7,100	2051	* *	5	\$8,900	
	Weather Strip Missing, Extent : Severe, Area Affected : 2%								
	Location : North West Corner Of Window Wall								
Windows									
	Aluminum	100%			2047	* *	5	\$900	
Parapets									
	Concrete Masonry Unit	5%	2-4	\$300	LIFE	* *	5	\$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof Stucco Portion Of Parapet								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Stucco Over Concrete Masonry Units								
	Metal Panel	15%			2057	* *	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main And Lower Roof								
	Explanation : Aluminum Metal Copings								
	No Component	80%							

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Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	97%	2-4	\$16,700	2031	\$166,600			
	Alligatoring, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Skylight, Plastic	3%			2044	* *	1		
Soffits								
Metal/Glass Curt Wall	100%			LIFE	* *	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Entrance							
	Explanation : Glass And Aluminum Metal Components							
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	\$1,500	
	Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location : Mechanical Rooms							
Ceramic Tile	3%			2040	* *	5	\$300	
Vinyl Tile	90%			2036	* *	3	\$3,200	
	Uneven Surface, Extent : Light, Area Affected : 10%							
	Location : Main Floor							
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$400	
Glass: Single Pane	5%			LIFE	* *	5	\$400	
Gypsum Board	80%			LIFE	* *	5	\$5,400	
Ceilings								
AcousTileSusp.Lay-In	90%			2044	* *	5	\$9,300	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Main Floor							
	Explanation : Dirt							
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$600	

Site Enclosure

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NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	5%			2048	* *	5-10	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entry							
		Explanation : Ramp Railing							
	Aluminum Rail	45%	Now	\$2,200	2044	* *	5	\$1,900	
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Cables At All Roof Railings							
	Exposed Struc: Steel	50%	2-4	\$2,900	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Street Level West Fence At Horizontal Components							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$4,300	2044	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%	4+		2044	* *			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Entry Ramp							
		Explanation : Rusting And Staining At Railing Connections							
	Activity Yard								
	Cast in Place Concrete	100%	0-2	\$6,200	2048	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : No Area Drain In Play Yard							
		Explanation : Area Drain Required To Prevent Damage To Concrete Paving And Building							
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$200	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2044	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2036	* *	10	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	35%			2036	* *	10	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,000	
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	Fluorescent	30%			2036	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Basement, Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2036	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	50%			2044	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
	Terminal Devices								
	Convactor/Radiator	50%			2044	**	1	\$1,400	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	95%			2036	**	2	\$500	
	Heating/Cooling								
	Split Unit	5%			2036	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : House Trap Is Old And Corroded							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

NEW YORK PUBLIC LIBRARY - 035
HIGH BRIDGE BRANCH LIBRARY
Asset # : 13339

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HUDSON PARK - ECRIC BRANCH LIBRARY
Address : 66 LEROY ST. NEAR SEVENTH AVE. SOUTH
Borough : MANHATTAN **Agency's Number** : H04
Program / Asset # : NPL0H04.000 / 13340 **Yr Built/Renovated** : 1906 /
Area Sq Ft : 17,565 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 582 **Lot** : 18 **BIN** : 1009760

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$424,700	\$70,500
Interior Architecture	\$330,600	\$502,500
Electrical		\$9,700
Mechanical		\$99,600
Total	\$755,400	\$682,400
Importance Code A	\$424,700	\$70,500
Importance Code B	\$330,600	\$611,900
Total	\$755,400	\$682,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$105,100		\$2,000	\$100
Interior Architecture	\$64,300	\$2,800	\$1,800	
Electrical	\$34,900	\$1,300	\$16,900	\$1,400
Mechanical	\$1,400	\$1,600	\$3,000	\$1,600
Site Pavements	\$3,100			
Total	\$208,700	\$5,700	\$23,700	\$3,200
Importance Code A	\$106,000	\$900	\$3,100	\$1,000
Importance Code B	\$81,700	\$4,300	\$20,600	\$2,200
Importance Code C	\$21,000	\$500		
Total	\$208,700	\$5,700	\$23,700	\$3,200



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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	72%	4+	\$36,600	LIFE	* *	5	\$15,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Masonry: Granite	8%	4+	\$20,100	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Base Of Building At Leroy Street Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building 7th Avenue Facade							
	Masonry: Limestone	12%	4+	\$30,100	LIFE	* *	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Leroy Street Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Horizontal Banding							
	Metal Panel	5%			2032	\$70,500	5-10	\$7,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : 3rd Floor Apartment Enclosure							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : 3rd Floor Apartment Enclosure							
	Wood	3%	0-2	\$10,400	2037	* *	5	\$1,600	
		Dry Rot/Decay, Extent : Severe, Area Affected : 35%							
		Location : 7th Avenue Entry Vestibule And All Window Casings							
Windows									
	Aluminum	5%			2048	* *	5	\$200	
	Metal Louvers	5%	Now	\$8,000	2047	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Openings At Grade							
	Wood	15%	Now	\$25,000	2057	* *	5	\$3,600	1
		Deteriorated Finish, Extent : Moderate, Area Affected : 70%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Dry Rot/Decay, Extent : Severe, Area Affected : 30%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : 2nd And 3rd Floor Windows Facing South							
		Weather Strip Missing, Extent : Moderate, Area Affected : 50%							
		Location : 2nd And 3rd Floor Windows Facing South							
	Wood	75%	Now	\$125,200	2057	* *	5	\$18,100	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : 1st And 2nd Floor Windows Facing North, East And West							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : 1st And 2nd Floor Windows Facing North, East And West							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : West Facing Windows And Windows At Grade							
		Explanation : Protective Metal Grilles							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	60%	0-2	\$110,500	LIFE	**	5	\$2,900	
Parge/Tar Separating, Extent : Light, Area Affected : 25%								
Location : Interior And Exterior Parapet Walls								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : East, West And North Walls								
Masonry: Brick	25%			LIFE	**	5	\$1,200	
Masonry: Limestone	10%			LIFE	**	5	\$600	
Slate	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%	Now	\$164,000	2042	**			
Blisters, Extent : Severe, Area Affected : 20%								
Location : Perimeter Of Roof								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : At Roof Drain On Main Roof Adjacent To Apartment Wall								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$1,400	
Panel/Paver: Cer/Brk	2%			2040	**	5	\$1,300	
Slate	5%			LIFE	**	5	\$1,500	
Terrazzo	2%			LIFE	**	5	\$400	
Vinyl Tile	66%			2032	\$502,500	3	\$6,900	
Vinyl Tile 9" X 9"	15%			2027	\$330,600	3	\$1,600	
Wood	5%			2047	**	5	\$2,600	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,100	
Glass: Single Pane	3%			LIFE	**	5	\$500	
Marble Panels	2%			LIFE	**			
Plaster	75%			LIFE	**	5	\$4,900	
Plaster	10%	Now	\$21,000	LIFE	**	5	\$700	
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Apartment								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Apartment								
Wood	5%			LIFE	**	5	\$4,400	
Ceilings								
Plaster	90%			LIFE	**	5	\$15,600	
Plaster	10%	Now	\$41,900	LIFE	**	5	\$1,700	
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Apartment								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor Apartment								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,100	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : In Front Of 7th Avenue Entrance</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : In Front Of 7th Avenue Entrance</i>								

On-Site Walkways

Masonry: Granite	100%			LIFE	**			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2032	\$43,000	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2032	\$43,000	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Vertical Section</i>								

Raceway

Conduit	70%			2032	\$25,500	1		
Conduit	30%			2042	**	1		

Panelboards

Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	70%			2031	\$13,800	5	\$300	
Molded Case Bkrs	25%			2040	**	5	\$100	

Wiring

Braided Cloth	70%	2-4	\$23,100	2057	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								

Thermoplastic	30%			2042	**	1		
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Motor Controllers

Locally Mounted	50%			2030	\$23,700	5	\$100	
Variable Frequency Drive	50%			2049	**			

Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</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.

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2037	* *	10	\$15,300	
		Other Observation, Extent : N/A, Area Affected : 95%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2032	\$9,700	10	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Upper Floors							
		Explanation : Compact Fluorescent Light							
Egress Lighting									
	Emergency, Battery	50%			2032	\$14,600	10	\$2,100	
	Exit, Service	50%			2032	\$2,900	1		
Exterior Lighting									
	Fluorescent	10%			2032	\$6,900	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Of The Building							
		Explanation : Compact Fluorescent Light							
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$6,500	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only. Motion Sensors							
Fire/Smoke Detection									
	Generic, Digital	100%			2037	* *	1-3	\$11,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	30%			2037	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	70%			2045	* *	1	\$6,100	

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	70%			2031	\$26,600	4	\$600	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout. The Hot Water Piping Are Beyond Their Useful Life Cycle Rating							
	No Component	30%							
Terminal Devices									
	Convactor/Radiator	70%			2030	\$99,600	1	\$4,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout. The Hot Water Radiators Are Beyond Their Useful Life Cycle Rating							
	No Component	30%							
Air Conditioning									
Energy Source									
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	70%			2040	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 2 Rooftop Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	20%			2037	**	2	\$200	
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,900	
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$6,900	
Exhaust Fans									
	Interior	25%			2040	**	2	\$100	
	Roof	75%			2040	**	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout. The Sanitary Piping Are Beyond Their Useful Life Cycle Rating							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout. The Storm Drain Piping Are Beyond Their Useful Life Cycle Rating							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2037	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement, Water Meter Room							
		Explanation : Backflow Preventer Serves Boiler Only							
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2052	* *	1-2	\$500	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.
Borough : BRONX **Agency's Number** : H05
Program / Asset # : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$186,600	
Interior Architecture		\$224,800
Electrical	\$15,200	
Mechanical	\$104,300	
Total	\$306,000	\$224,800
Importance Code A	\$186,600	
Importance Code B	\$119,500	\$224,800
Total	\$306,000	\$224,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900	\$8,500	\$2,000	
Interior Architecture	\$6,800	\$2,100	\$5,100	\$1,000
Electrical	\$7,100	\$23,300	\$600	\$400
Mechanical	\$1,100	\$1,300	\$5,900	\$1,300
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$24,800	\$39,100	\$17,500	\$6,700
Importance Code A	\$3,600	\$9,200	\$2,700	\$700
Importance Code B	\$15,300	\$30,000	\$14,800	\$6,000
Importance Code C	\$5,900			
Total	\$24,800	\$39,100	\$17,500	\$6,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$33,000	
	Masonry: Brick	80%			LIFE	**	5	\$33,800	
	Stucco Cement	10%			2036	**	5	\$10,600	
Windows									
	Aluminum	100%			2047	**	5	\$4,000	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$3,100	
	Masonry: Brick	85%	Now	\$128,300	LIFE	**	5	\$3,400	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Interior Side Of Parapet Walls									
	Masonry: Limestone	3%			LIFE	**	5	\$200	
	Metal Panel	2%			2051	**	5	\$300	
Roof									
	Built-Up (BUR)	20%			2031	\$34,900	10	\$3,000	
	Modified Bitumen	20%			2036	**	10	\$3,000	
	Roll Roofing	60%	Now	\$2,900	2027	\$58,300	5	\$7,500	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : Second Floor Children Community Room And Stair									
Interior									
Floors									
	Carpet	50%			2030	\$179,900	3	\$15,400	
	Cast in Place Concrete	5%	Now	\$1,700	LIFE	**	5	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Vinyl Tile	40%			2031	\$224,800	3	\$4,100	
Interior Walls									
	Cast Stone/Terra Cotta	13%			LIFE	**			
	Ceramic Tile	2%			2040	**	5	\$800	
	Plaster	80%			LIFE	**	5	\$9,900	
	Plaster	5%	Now	\$2,500	LIFE	**	5	\$600	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Children Community Room And Stair									
Ceilings									
	AcousTile,Adhered	20%			2036	**	5	\$4,100	
	Plaster	75%			LIFE	**	5	\$9,600	
	Plaster	5%	Now	\$600	LIFE	**	5	\$600	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Second Floor Children Community Room									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		* *			
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On-Site Walkways

Cast in Place Concrete	100%	Now	\$3,000	2051		* *			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%**Location : Rear Of Building*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$3,700	5		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5		\$400	
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Raceway

Conduit	70%			2031	\$25,500	1			
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Conduit	30%			2051	* *	1			
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Panelboards

Fused Disc Sw	5%			2030	\$1,000	5			
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Molded Case Bkrs	35%			2030	\$6,900	5		\$100	
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Molded Case Bkrs	60%			2047	* *	5		\$200	
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Wiring

Braided Cloth	20%	2-4	\$6,600	2056	* *	1			
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	50%			2031	\$16,500	1			
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Thermoplastic	30%			2051	* *	1			
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Motor Controllers

Locally Mounted	70%			2044	* *	5		\$100	
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Locally Mounted	30%			2029	\$14,200	5			
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$200	
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Lighting

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

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

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2036	* *	10	\$8,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First, Second And Third Floor							
	Fluorescent	20%			2039	* *	10	\$2,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Areas First Floor							
	Fluorescent	10%			2026	\$15,200	10	\$1,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Exit, Service	100%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2026	\$12,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$2,500	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Natural Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2036	* *	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
HUNT'S POINT BRANCH LIBRARY
Asset # : 13341

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2026	\$104,300	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units R-410a							
	Split Unit	30%			2036	**			
Distribution									
	Ductwork/Diffusers	75%			LIFE	**	2	\$13,400	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
	Exhaust Fans								
	Interior	100%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : The Air Handling Equipment Serves The Library Ventilation Needs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2036	**	1	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Boiler Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From 1st To 2nd Floor							
		Explanation : 1 Unit							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : INWOOD BRANCH LIBRARY
Address : 4790 BROADWAY @ACADEMY ST.
Borough : MANHATTAN **Agency's Number** : I01
Program / Asset # : NPL0I01.000 / 13342 **Yr Built/Renovated** : 1952 / 2001
Area Sq Ft : 17,334 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2233 **Lot** : 13 **BIN** : 1064894

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$465,800	
Interior Architecture		\$201,400
Electrical	\$191,800	
Mechanical	\$706,000	\$56,200
Total	\$1,363,500	\$257,600
Importance Code A	\$648,300	
Importance Code B	\$715,200	\$257,600
Total	\$1,363,500	\$257,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$55,900			\$6,800
Interior Architecture	\$9,800	\$1,200	\$47,100	\$3,100
Electrical	\$2,300	\$1,400	\$1,200	\$103,400
Mechanical	\$34,500	\$19,700	\$3,300	\$58,400
Site Enclosure	\$20,500			
Site Pavements	\$8,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,300	\$26,300	\$55,600	\$175,700
Importance Code A	\$74,200	\$900	\$900	\$7,700
Importance Code B	\$40,600	\$25,400	\$54,700	\$164,900
Importance Code C	\$20,500			\$3,100
Total	\$135,300	\$26,300	\$55,600	\$175,700



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

NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	64%	2-4	\$71,400	LIFE	**	5	\$17,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Graffiti, Extent : Moderate, Area Affected : 20%								
Location : South And East Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Masonry: Brick Cavity	20%	2-4	\$9,400	LIFE	**	5	\$5,500	
Graffiti, Extent : Moderate, Area Affected : 15%								
Location : North And East Facades								
Masonry: Limestone	3%	2-4	\$6,400	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2048	**	5-10	\$9,400	
Granite Panels	3%	4+	\$7,500	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700	
Slate Panels	2%	2-4	\$4,200	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Panels - East And West Facades								
Windows								
Aluminum	82%	2-4	\$160,600	2053	**	5	\$1,700	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout Original Building On First And Second Floors								
Unit Inoperable, Extent : Moderate, Area Affected : 75%								
Location : Throughout Original Building On First And Second Floors								
Aluminum	15%			2044	**	5	\$600	
Metal Louvers	3%			2031	\$6,800	10	\$800	
Parapets								
Masonry: Brick	70%	Now	\$78,800	LIFE	**	5	\$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Northwest And Southeast Corners								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Walls								
Masonry: Limestone	10%	Now	\$11,000	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Underside Of Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones								
No Component	20%							

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	80%	0-2	\$15,500	2028	\$155,000			
		Drains Clogged, Extent : Severe, Area Affected : 10%							
		Location : Adjacent To Bulkhead							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Perimeter Flashing							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Roof Sliver Between Original Building And Addition							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : At Curbing For Roof Penetrations							
	Metal Panel	18%			2041	**	10	\$5,500	
	Skylight, Metal/Glass	2%	4+	\$1,900	2038	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Interior Side Of Curbing							
Interior									
Floors									
	Carpet	10%			2027	\$43,000	3	\$3,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2037	**	5	\$1,200	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	45%			2036	**	3	\$4,100	
	Vinyl Tile	30%			2033	\$201,400	3	\$2,800	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$3,200	
	Masonry: Brick	5%			LIFE	**			
	Operable Wall	5%			2048	**	5	\$6,200	
	Marble Panels	5%			LIFE	**			
	Plaster	60%			LIFE	**	5	\$6,400	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	50%	0-2	\$9,800	2041	**	5	\$7,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout First And Seconf Floor Reading Areas							
	AcousTileSusp.Lay-In	10%			2041	**	5	\$2,500	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$400	
	Gypsum Board	20%			LIFE	**	5	\$6,100	
	Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$20,500	2058	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2041		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$8,400	2048		**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 35%**Location : Pavers Throughout Rear Lot**Tripping Hazard, Extent : Moderate, Area Affected : 25%**Location : Rear Yard*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2038		**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit	100%			2038		**	1		
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Panelboards

Fused Disc Sw	5%			2036		**	5		
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Molded Case Bkrs	95%			2036		**	5	\$400	
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Wiring

Thermoplastic	100%			2038		**	1		
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Motor Controllers

Locally Mounted	100%			2033	\$47,300		5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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

Lighting

Interior Lighting

Fluorescent

45%

2028

\$86,300

10

\$7,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Reading Areas And Offices*

Fluorescent

40%

2028

\$76,700

10

\$6,400

*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Reading Areas*

Fluorescent

10%

2028

\$19,200

10

\$1,600

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement And Hallways*

Fluorescent

5%

2025

\$9,600

10

\$800

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery

50%

2028

\$14,400

10

\$2,100

Exit, LED

50%

2043

* *

1

Exterior Lighting

HID

20%

2028

\$16,000

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2028

\$9,700

1

\$1,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2028

\$44,300

1-3

\$11,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

*Other Observation, Extent : Light, Area Affected : 1%**Location : Basement**Explanation : The Condemn Oil Tank Still Remains In The Basement*

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$18,300	2026	\$182,500	1	\$7,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit. It Goes Down Every Other Week According To Maintenance Staff.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$900	
	Terminal Devices								
	Air Handler	60%			2028	\$193,900	1	\$6,400	
	Convactor/Radiator	40%			2033	\$56,200	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2028	\$50,700	1	\$1,600	
	Compr/Chiller	R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : 1 Unit, Basement							
	Exterior Pkg Unit -	70%			2028	\$131,800	2	\$700	
	Cooling	R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : 2 Units, Roof							
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir	20%			2028	\$59,300	1		
	Expansion								
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser	20%			2028	\$9,000	2	\$2,400	
	Unit								
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$15,100	LIFE	* *	2-5	\$9,700	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Exhaust Fans								
	Interior	30%			2028	\$22,900	2	\$200	
	Roof	70%			2028	\$23,300	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2038	* *	1		
	Galvanized Steel	40%			2026	\$87,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2054	* *	1-2	\$1,500	

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : JEFFERSON MARKET BRANCH LIBRARY
Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.
Borough : MANHATTAN **Agency's Number** : J01
Program / Asset # : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$118,900	
Interior Architecture	\$1,316,000	\$194,600
Electrical	\$251,400	
Mechanical	\$1,507,300	\$129,100
Site Pavements		\$423,700
Total	\$3,193,700	\$747,400
Importance Code A	\$118,900	
Importance Code B	\$3,074,800	\$647,800
Importance Code C		\$99,500
Total	\$3,193,700	\$747,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$400	\$600		
Interior Architecture	\$94,700	\$1,600		\$4,500
Electrical	\$58,600	\$39,500	\$31,700	\$153,200
Mechanical	\$28,700	\$8,000	\$31,900	\$10,000
Site Pavements	\$53,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$243,800	\$57,700	\$71,600	\$175,600
Importance Code A	\$2,500	\$2,700	\$2,100	\$10,300
Importance Code B	\$194,400	\$54,200	\$69,500	\$165,300
Importance Code C	\$46,900	\$800		
Total	\$243,800	\$57,700	\$71,600	\$175,600



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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	5%			LIFE	* *			
	Masonry: Brick	75%			LIFE	* *	5	\$39,700	
	Masonry: Granite	5%			LIFE	* *	5	\$2,000	
	Masonry: Sandstone	15%			LIFE	* *	5	\$6,000	
Windows									
	Aluminum	10%			2050	* *	5	\$800	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Basement Windows								
	Aluminum	15%			2036	* *	5	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First, Second And Third Floors								
	Explanation : These Components Are Stained Glass Windows								
	Bronze/Brass	75%	Now	\$118,900	2036	* *	5	\$19,200	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Windows Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Windows Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
	Location : Windows Throughout								
Roof									
	Copper/Terne	15%			2063	* *	10	\$12,100	
	Slate	85%			LIFE	* *			
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Decorative Slate Roof Throughout								
Interior									
Floors									
	Carpet	10%	Now	\$59,600	2030	\$59,600	3	\$4,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st And 2nd Floor Auditorium Spaces								
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
	Ceramic Tile	5%			2031	\$95,000	5	\$1,600	
	Terrazzo	5%			LIFE	* *	5	\$1,200	
	Vinyl Tile	40%			2028	\$372,500	3	\$6,200	
	Vinyl Tile 9" X 9"	35%	0-2	\$18,900	2025	\$943,500	3	\$4,100	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Basement Research Area								

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2031	\$99,500	5	\$1,700	
	Glass: Single Pane	2%			LIFE	* *	5	\$800	
	Gypsum Board	10%			LIFE	* *	5	\$3,300	
	Masonry: Brick	15%			LIFE	* *			
	Masonry: Fieldstone	2%			LIFE	* *			
	Masonry: Limestone	10%			LIFE	* *			
	Plaster	50%	Now	\$14,700	LIFE	* *	5	\$8,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Toilet And Fire Stair								
	Wood	8%			LIFE	* *	5	\$17,800	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$300	
	Masonry: Infill Arch	10%			LIFE	* *			
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Basement Reading Area								
	Plaster	55%			LIFE	* *	5	\$11,300	
	Plaster	25%			LIFE	* *	5	\$5,100	
	Wood	5%			LIFE	* *	5	\$14,400	
Site Enclosure									
Fence/Gates									
	Chain Link	10%			2038	* *			
	Iron Picket	90%			2063	* *			
Retaining Walls									
	Cast in Place Concrete	40%			2048	* *			
	Masonry: Fieldstone	60%			2038	* *			
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$21,200	2031	\$423,700			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Along 6th Avenue And W. 10th Street								
On-Site Walkways									
	Cast in Place Concrete	87%	Now	\$1,100	2033	\$22,100			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Walkway Adjacent To Garden In Rear Of Building								
	Masonry: Granite	13%	0-2	\$4,500	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Entry Landing At South End Fronting 6th Avenue								
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$26,700	2048	* *			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
	Location : Parking Area Adjacent To W 10th Street								

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

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Estimates are rounded to the nearest hundred dollars.

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

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NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$8,200	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$47,100	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2028	\$40,000	1		
	Panelboards								
	Molded Case Bkrs	95%			2027	\$30,900	5	\$500	
	Molded Case Bkrs	5%			2036	* *	5		
	Wiring								
	Braided Cloth	80%	2-4	\$28,900	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2026	\$38,900	5	\$100	
	Variable Frequency Drive	50%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	\$50,300	10	\$3,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Upper Floors							
	Fluorescent	80%			2028	\$201,200	10	\$15,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$18,900	10	\$2,500	
	Exit, Service	50%			2028	\$3,800	1		
	Exterior Lighting								
	Incandescent	10%			2025	\$12,100	2		
	No Component	90%							
Alarm									

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

NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$12,700

1

\$2,300

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

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2-4

\$17,400

2038

* *

1-3

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$20,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit. (2 Heat Exchangers)*

Distribution

Hot Wtr Piping/Pump

60%

2036

* *

4

\$600

Steam Piping/Pump

40%

2038

* *

Terminal Devices

Air Handler

5%

2025

\$21,200

1

\$600

Air Handler

15%

2033

\$63,600

1

\$1,900

Fan Coil Unit/Heat

80%

2028

\$446,700

1

\$5,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Reciprocating

100%

2028

\$332,300

1

\$9,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Sets, Basement A/C Room*

Distribution

CW & CHW Wtr

100%

2038

* *

4

\$1,500

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

5%

2025

\$21,900

1

\$600

Air Handler/Cool/Ht

15%

2033

\$65,500

1

\$1,900

Fan Coil - 4 Pipe

80%

2028

\$685,300

1

\$5,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
JEFFERSON MARKET BRANCH LIBRARY
Asset # : 13343

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	* *	2	\$14,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
	Exhaust Fans								
	Interior	15%			2033	\$15,000	2	\$100	
	Interior	5%			2025	\$5,000	2		
	Roof	5%	Now	\$100	2028	\$2,200	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater With Tanks								
	Electric	100%			2027	\$25,700	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit. 1 Reserved Gas Fire Unit Not Connected To Flue Pipe							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$14,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 15%							
		Location : Drainage, Especially In Kitchen							
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$4,500	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2038	* *	1-2	\$300	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : JEROME PARK BRANCH LIBRARY
Address : 118 EAMES PLACE NEAR W. KINGSBRIDGE ROAD
Borough : BRONX **Agency's Number** : J02
Program / Asset # : NPL0J02.000 / 13344 **Yr Built/Renovated** : 1968 / 2007
Area Sq Ft : 7,404 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3248 **Lot** : 70 **BIN** : 2015263

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$250,600
Total		\$250,600
Importance Code B		\$250,600
Total		\$250,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,600	\$3,900	\$600	
Interior Architecture	\$200		\$700	
Electrical	\$200	\$8,000	\$200	\$200
Mechanical	\$2,500	\$1,600	\$5,800	\$1,600
Site Pavements	\$1,700		\$41,400	
Total	\$13,200	\$13,500	\$48,800	\$1,800
Importance Code A	\$8,900	\$4,400	\$900	\$400
Importance Code B	\$4,100	\$9,100	\$6,400	\$1,400
Importance Code C	\$200		\$41,400	
Total	\$13,200	\$13,500	\$48,800	\$1,800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Exposed Struc: Steel	2%			LIFE	**	5	\$1,200	
	Masonry: Brick Cavity	85%			LIFE	**	5	\$16,000	
	Masonry: Fieldstone	3%			LIFE	**	5	\$400	
	Window Wall	10%			2051	**	5	\$7,000	
Windows									
	Aluminum	70%			2047	**	5	\$1,200	
	Glass Block	25%			LIFE	**	5	\$300	
	Metal Louvers	5%			2040	**	10	\$500	
Parapets									
	Metal Panel	20%			2051	**	5	\$800	
	No Component	80%							
Roof									
	Modified Bitumen	100%	4+	\$8,600	2036	**			
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof								
Soffits									
	Exposed Struc: Steel	20%			LIFE	**	5	\$600	
	Glass: Special Gauge	80%			LIFE	**	1		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	20%			2044	**	5	\$1,600	
	Vinyl Tile	75%			2039	**	3	\$2,200	
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	3%			LIFE	**	5	\$200	
	Glass: Single Pane	20%			LIFE	**	5	\$3,000	
	Gypsum Board	50%			LIFE	**	5	\$6,100	
	Masonry: Brick	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$7,100	
	Exposed Struc: Steel	2%			LIFE	**			
	Gypsum Board	8%			LIFE	**	5	\$800	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$1,700	2044	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Eames Place								
On-Site Walkways									
	Asphalt	100%			2027	\$41,400			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2041	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Fused Disc Sw	5%			2039	**	5		
	Molded Case Bkrs	95%			2039	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2036	**	10	\$4,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First, Second Floor And Basement							
	Fluorescent	30%			2036	**	10	\$2,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$900	
	Exit, Service	50%			2036	**	1		
	Exterior Lighting								
	HID	30%			2031	\$10,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	**	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First, Second And Outside							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2031	\$1,400	1	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, First And Second Floor**Explanation : Pull Station Box, Bell, Horn, Smoke Detector And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$400

Terminal Devices

Air Handler

50%

2036

* *

1

\$2,300

Convactor/Radiator

50%

2036

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

100%

2031

\$108,200

1

\$3,400

Compr/Chiller

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$9,600

Terminal Devices

Air Handler/Cool/Ht

100%

2031

\$142,400

1

\$4,600

Heat Rejection

Dry Cooler

100%

2031

\$33,700

2

\$5,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,100

Exhaust Fans

Interior

100%

2036

* *

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2036

* *

1

Water Heater With Tanks

Gas Fired

100%

2029

\$16,900

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Floor**Explanation : One 40 Gallon Water Heater*

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
JEROME PARK BRANCH LIBRARY
Asset # : 13344

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$1,500	4	\$200	
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : KINGSBRIDGE BRANCH LIBRARY
Address : 291 WEST 231 STREET @ CORLEAR AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0018.000 / 14728 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 12,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5713 **Lot** : 123 **BIN** : 2119474

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$105,700
Total		\$105,700
Importance Code A		\$105,700
Total		\$105,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,900		\$22,800	
Interior Architecture	\$15,900	\$1,100		\$900
Electrical	\$400	\$300	\$13,200	\$500
Mechanical	\$1,300	\$700	\$1,900	\$700
Site Enclosure	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,600	\$6,000	\$41,900	\$6,100
Importance Code A	\$26,500	\$600	\$23,400	\$600
Importance Code B	\$21,000	\$4,900	\$18,400	\$5,500
Importance Code C	\$3,100	\$600		
Total	\$50,600	\$6,000	\$41,900	\$6,100



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

NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	20%	4+	\$13,200	LIFE	**	5	\$52,800	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Elevator Shaft Structure									
	Masonry: Brick	25%			LIFE	**	5	\$13,200	
	Metal/Glass Curt Wall	32%			LIFE	**	5	\$31,700	
	Metal Panel	20%			2052	**	5-10	\$72,600	
	Window Wall	3%			2052	**	5	\$5,900	
Parapets									
	Pre-Cast Concrete	30%			LIFE	**	5	\$6,400	
	No Component	70%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Edge Of Roof									
Explanation : Metal Guard Railing									
Roof									
	Green, Roof Inaccessible	65%			LIFE	**			
	IRMA/Protected Membrane	20%	4+	\$6,200	2037	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : First Floor Near Emergency Exit At East Side									
	Sloped Glazing	15%	0-2	\$6,600	LIFE	**	5	\$26,500	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Hatches									
Explanation : Non-operational									
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5	\$1,100	
Interior									
Floors									
	Carpet	5%			2031	\$18,600	3	\$2,100	
	Cast in Place Concrete	35%	4+	\$15,000	LIFE	**	5	\$16,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor At Column Junctions									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Polished Concrete									
	Cast in Place Concrete	40%			LIFE	**	5	\$18,500	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Vinyl Tile	15%			2037	**	3	\$1,600	
Interior Walls									
	Cast in Place Concrete	50%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Glass: Single Pane	5%			LIFE	**	5	\$900	
	Gypsum Board	15%			LIFE	**	5	\$2,100	
	Metal Panel	10%			LIFE	**			
	Wood	5%			LIFE	**	5	\$4,600	

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

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

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

NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$200	
	Gypsum Board	10%			LIFE	* *	5	\$2,600	
	Metal Panel	75%			LIFE	* *	5	\$19,900	
	Wood	10%			LIFE	* *	5	\$18,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Community Room, Childrens Story Room								
	Explanation : Suspended Wood Slat Ceiling								
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	30%			2045	* *	5-10	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 70%								
	Location : Roof								
	Explanation : Guard Railing								
	Iron Picket	70%	4+	\$1,200	2067	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Security Gate Does Not Operate At Main Entrance								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Fence Anchor Points At Shoes.								
	Retaining Walls								
	Cast in Place Concrete	50%			2067	* *			
	Masonry: Fieldstone	50%			2052	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$100	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	95%			2048	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2052	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	88%			2037	**	10	\$10,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2037	**	10	\$1,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And First Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	2%			2037	**	10		
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$1,500	
	Exit, LED	50%			2060	**	1		
Exterior Lighting									
	Fluorescent	10%			2037	**	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	10%			2037	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2037	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area 1st Floor And Basement							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns							

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

NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Furnace	100%			2037	**	1	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Rooftop Package Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2054	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Rooftop Package Units. R-410a								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$700	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lobby To 1st Floor								
	Explanation : One Unit								

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

NEW YORK PUBLIC LIBRARY - 035
KINGSBRIDGE BRANCH LIBRARY
Asset # : 14728

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name	: KIPS BAY BRANCH LIBRARY		
Address	: 446 THIRD AVE. @ EAST 31ST ST.		
Borough	: MANHATTAN	Agency's Number	: K01
Program / Asset #	: NPL0K01.000 / 13345	Yr Built/Renovated	: 1972 / 1998
Area Sq Ft	: 9,400	Project Type	: NEW YORK PUBLIC LIBRARY
Date of Survey	: 19-Dec-2022	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1,2		
Block	: 886	Lot	: 51
		BIN	: 1018325

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$159,800	\$120,300
Mechanical		\$175,300
Total	\$159,800	\$295,600
Importance Code A	\$159,800	\$120,300
Importance Code B		\$175,300
Total	\$159,800	\$295,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$111,400		\$1,000	
Interior Architecture	\$43,900		\$2,700	\$400
Electrical	\$1,000	\$900	\$1,200	\$900
Mechanical	\$61,800	\$1,500	\$2,700	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$222,100	\$6,300	\$11,600	\$6,400
Importance Code A	\$141,100	\$500	\$1,400	\$500
Importance Code B	\$75,400	\$5,900	\$10,100	\$5,800
Importance Code C	\$5,600			\$100
Total	\$222,100	\$6,300	\$11,600	\$6,400



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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	2-4	\$400	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Along Base Of Building								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
	Location : Stair Bulkhead								
	Cast Stone/Terra Cotta	3%	Now	\$8,200	LIFE	* *	5	\$4,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Window Sills 2nd Floor								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Window Sills Throughout								
	Masonry: Brick	85%	Now	\$24,000	LIFE	* *	5	\$14,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Stair Bulkhead								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : Below Windows Throughout								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : North Side And Below Window Sills								
	Window Wall	10%	Now	\$52,000	2064	* *	5	\$3,200	
	Air Infiltration, Extent : Severe, Area Affected : 15%								
	Location : Main Entrance								
	Dry Rot/Decay, Extent : Severe, Area Affected : 25%								
	Location : Main Entrance								
	Caulking Deteriorated, Extent : Severe, Area Affected : 90%								
	Location : Main Entrance And Reading Area								
	Water Penetration, Extent : Severe, Area Affected : 75%								
	Location : Main Entrance And Reading Area								
	Weather Strip Missing, Extent : Severe, Area Affected : 50%								
	Location : Main Entrance And Reading Area								
Windows									
	Aluminum	35%	Now	\$41,100	2059	* *	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout 1st And 2nd Floor								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Window Lintels								
	Caulking Deteriorated, Extent : Severe, Area Affected : 90%								
	Location : Throughout 1st And 2nd Floor								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout 1st And 2nd Floor								
	Steel	65%	Now	\$24,100	2033	\$120,300	5	\$10,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : All Windows Are Single Pane								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	5%	2-4	\$1,600	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Copper/Terne	5%	2-4	\$1,000	2054	**	5	\$100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Loose/Miss Fasteners, Extent : Light, Area Affected : 20%							
		Location : At Adjoining Building, Side And Rear Of Roof							
	Masonry: Brick	85%	2-4	\$9,300	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	5%	2-4	\$300	2039	**	5	\$300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
		Location : Bolts Of Railing							
Roof									
	Metal Panel	5%			2047	**	10	\$1,000	
	Modified Bitumen	95%	Now	\$107,900	2044	**			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Seams Open/Split, Extent : Light, Area Affected : 5%							
		Location : Upper Roof Northeast Corner							
Soffits									
	Cast in Place Concrete	100%	Now	\$1,600	LIFE	**	5	\$2,800	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Underside Of Soffit							
		Explanation : Rusting Lintels							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%			2033	\$79,400	3	\$6,800	
Cast in Place Concrete	10%	0-2	\$1,500	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Ceramic Tile	5%	4+	\$1,300	2043	**	5	\$200	
Worn/Eroded, Extent : Light, Area Affected : 15%								
Location : Toilets Throughout								
Panel/Paver: Cer/Brk	10%			2050	**	5	\$2,000	
Vinyl Tile	25%	Now	\$24,800	2039	**	3	\$800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Office And Workroom								
Patching Evident, Extent : Light, Area Affected : 15%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Reading Area 1st Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$800	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement Mechanical Area								
Ceramic Tile	5%			2043	**	5	\$200	
Concrete Masonry Unit	80%	Now	\$4,700	LIFE	**	5	\$1,000	
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : Rear Stair, First Floor								
Masonry: Brick	5%			LIFE	**	10		
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$1,000	
Exposed Struc: Concrete	85%			LIFE	**	5-10	\$10,200	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Bulkhead Stair And Basement								
Gypsum Board	5%	Now	\$800	LIFE	**	5	\$600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Reading Area 1st Floor; Children Area 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Reading Area 1st Floor; Children Area 2nd Floor								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2047	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2044	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : The Service Equipment Includes One 400 Ampere Main Disconnect Switch.

Switchgear / Switchboard

Molded Case Bkrs	100%			2044	**	5	\$200	
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Raceway

Conduit	95%			2044	**	1		
Conduit	5%			2060	**	1		

Panelboards

Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	90%			2042	**	5	\$200	

Wiring

Thermoplastic	95%			2044	**	1		
Thermoplastic	5%			2060	**	1		

Motor Controllers

Locally Mounted	100%			2039	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

LED	100%			2042	**			
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Egress Lighting

Emergency, Battery	50%			2039	**	10	\$1,100	
Exit, Battery	50%			2039	**	10	\$300	

Exterior Lighting

LED	20%			2042	**			
No Component	80%							

Alarm

Security System

Generic	100%			2039	**	1	\$3,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Cameras Security System And Intrusion Alarm System

Fire/Smoke Detection

Generic, Digital	100%			2039	**	1-3	\$5,800	
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$29,700	2047	**	1	\$4,200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room. Fresh Air Louver							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : One Unit. Basement							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	**	4	\$700	
	Terminal Devices								
	Air Handler	100%			2034	\$175,300	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	65%			2035	**	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	30%			2034	\$30,600	2	\$200	
	Split Unit	5%			2039	**			
	Heat Rejection								
	Dry Cooler	65%	0-2	\$27,800	2044	**	2	\$3,400	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,300	
	Exhaust Fans								
	Interior	70%			2034	\$28,900	2	\$200	
	Roof	30%	Now	\$500	2034	\$5,400	2	\$100	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Roof, Serves Bathrooms. One Unit Is Removed							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2047	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 42 Gallon Unit							

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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.*

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$1,900	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2054	* *	1-2	\$400	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002
Area Sq Ft : 131,347 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors Mez,1,2,3,Ph
Block : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,640,800	\$674,800
Interior Architecture	\$1,552,900	
Electrical	\$72,700	\$1,380,200
Site Enclosure		\$64,100
Total	\$5,266,300	\$2,119,100
Importance Code A	\$3,640,800	\$674,800
Importance Code B	\$1,546,700	\$1,380,200
Importance Code C	\$78,800	\$64,100
Total	\$5,266,300	\$2,119,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$27,200	\$2,000	
Interior Architecture	\$29,800		\$38,600	\$2,000
Electrical	\$12,700	\$61,200	\$4,100	\$2,500
Mechanical	\$22,000	\$36,500	\$39,800	\$19,400
Site Enclosure				
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$84,200	\$144,700	\$104,100	\$43,600
Importance Code A	\$5,200	\$30,700	\$5,200	\$3,200
Importance Code B	\$79,000	\$114,000	\$98,900	\$40,300
Importance Code C				
Total	\$84,200	\$144,700	\$104,100	\$43,600



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

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Travertine	55%	0-2	\$976,500	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	10%	Now	\$89,000	LIFE	**	5	\$80,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
Window Wall	35%			2051	**	5	\$325,200	
Windows								
Aluminum	100%			2047	**	5	\$3,900	
Parapets								
Masonry: Travertine	5%			LIFE	**			
Metal Panel	90%			2051	**	5	\$51,600	
Metal Panel	5%			2051	**	5	\$2,900	
Roof								
Green, Roof Inaccessible	2%			LIFE	**			
Modified Bitumen	80%			2026	\$2,096,000	10	\$193,500	
Plaza Roof: Stone Panels	10%	Now	\$123,200	2051	**			
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : 1st Floor Plaza Deck Leaking Into 3 Mezzanine Locations							
Skylight, Metal/Glass	8%			2051	**	10	\$64,500	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$367,200	
Interior								
Floors								
Carpet	35%			2030	\$1,205,900	3	\$103,200	
Cast in Place Concrete	5%			LIFE	**	5	\$21,500	
Ceramic Tile	5%			2040	**	5	\$9,800	
Terrazzo	25%	0-2	\$227,700	LIFE	**	5	\$38,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Main Stairs							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : 3rd Floor Corridor							
Vinyl Tile	17%			2036	**	3	\$12,500	
Vinyl Tile 9" X 9"	8%	Now	\$24,900	2026	\$1,246,400	3	\$5,900	
	Broken/Missing Elements, Extent : Light, Area Affected : 15%							
	Location : Mezzanine Level And Third Floor Stacks							
Wood	5%			2059	**	5	\$18,400	

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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

Interior

Interior Walls

Cast in Place Concrete 10% Now \$78,800 LIFE * *

Water Penetration, Extent : Severe, Area Affected : 2%
Location : Cellar Near Incoming Electrical Cables

Concrete Masonry Unit	10%		LIFE	* *	5	\$4,200
Glass: Special Gauge	5%		LIFE	* *	1	
Gypsum Board	10%		LIFE	* *	5	\$6,300
Metal Panel	5%		LIFE	* *		

Other Observation, Extent : N/A, Area Affected : 100%
Location : Auditorium
Explanation : Wood And Metal Framed Panels

Travertine Panels	15%		LIFE	* *		
Plaster	45%		LIFE	* *	5	\$14,100

Ceilings

AcousTileConcealSpLn	35%		2044	* *	5	\$86,000
AcousTileSusp.Lay-In	10%		2044	* *	5	\$19,700
Exposed Struc: Concrete	15%		LIFE	* *	5	\$4,600
Gypsum Board	5%		LIFE	* *	5	\$12,300
Plaster	35%		LIFE	* *	5	\$43,000

Site Enclosure

Fence/Gates

Aluminum Rail 100% 2044 * * 5-10 \$105,600

Other Observation, Extent : Light, Area Affected : 100%
Location : Main Roof
Explanation : Metal Guard Railing

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

On-Site Walkways

Cast in Place Concrete 100% 2044 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 75% 2031 \$18,800 5 \$400

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Electrical Room
Explanation : Three 5000 Ampere Main Disconnect Switches

Fused Disc Sw 25% 2051 * * 5 \$100

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room Basement
Explanation : One 4000 Ampere Main Disconnect Switch

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	70%			2044	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : Two 300 Kilovolt Ampere 480/277hv-208/120lv									
	Dry Type	30%			2044	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 750 Kilovolt Ampere 480/277hv-208/120lv									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2031	\$85,900	5	\$500	
	Fused Disc Sw	10%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2051	* *	5	\$300	
Raceway									
	Conduit	20%			2051	* *	1		
	Conduit	80%			2031	\$77,400	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$3,500	5	\$200	
	Molded Case Bkrs	30%			2030	\$20,800	5	\$1,000	
	Molded Case Bkrs	65%			2047	* *	5	\$2,200	
Wiring									
	Braided Cloth	10%	2-4	\$9,600	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2051	* *	1		
	Thermoplastic	60%			2031	\$57,800	1		
Motor Controllers									
	Locally Mounted	40%			2029	\$151,500	5	\$400	
	Variable Frequency Drive	60%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,900	
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.*

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	55%			2031	\$799,200	10	\$66,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2036	* *	10	\$24,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices 3rd Floor							
	Fluorescent	5%			2026	\$72,700	10	\$6,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2036	* *	10	\$12,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby, 2nd, 3rd And 4th Floor							
	Incandescent	10%			2036	* *	2	\$300	
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$15,900	
	Exit, LED	50%			2059	* *	1		
Exterior Lighting									
	HID	20%			2031	\$121,500	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$9,800	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2036	* *	1-3	\$16,200	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2051	* *	1		
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2040	* *	1	\$32,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lincoln Center							
		Explanation : Equipment Is Located Outside The Library							
	Pres. Reducing Valve/LP Steam	50%			2040	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lincoln Center							
		Explanation : Equipment Is Located Outside The Library							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	30%			2047	**	4	\$1,900	
	Central Plant Steam Piping/Pmp	70%			2051	**	4	\$4,500	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2051	**	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2051	**	4	\$6,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$81,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$73,200	
	Exhaust Fans								
	Interior	100%			2036	**	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	**	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,400	4		
	HW Heat Exchanger								
	HTHW/HW	100%			2051	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2051	**	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$8,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$66,200	

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	No Component	40%							
	Generic	60%			2051	* *	1-2	\$22,100	
Fire Pump									
	Generic	100%			2040	* *	1	\$24,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MARINERS HARBOR BRANCH LIBRARY
Address : 206 SOUTH AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : NPL0M07.000 / 14744 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 9,420 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1266 **Lot** : 64 **BIN** : 5109138

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$84,900
Mechanical		\$139,700
Total		\$224,700
Importance Code A		\$84,900
Importance Code B		\$139,700
Total		\$224,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$35,600		
Interior Architecture	\$400	\$7,900		
Electrical	\$600	\$600	\$1,000	\$800
Mechanical	\$1,000	\$2,900	\$1,700	\$2,900
Site Pavements	\$200	\$200	\$4,100	\$200
Total	\$2,200	\$47,300	\$6,800	\$3,800
Importance Code A		\$36,200		\$600
Importance Code B	\$2,000	\$10,900	\$2,700	\$3,100
Importance Code C	\$200	\$200	\$4,100	\$200
Total	\$2,200	\$47,300	\$6,800	\$3,800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	35%		LIFE	**	5		\$17,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Front And Rear Facades							
		Explanation : Sun Control Surfacing							
	Metal Panel	65%		2051	**	5-10		\$116,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Zinc Sheet Matal							
Roof									
	Metal Panel	80%		2044	**	10		\$40,200	
	Skylight, Metal/Glass	20%		2051	**	10		\$18,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : With Light Control Louvers							
Soffits									
	Metal Panel	100%		2051	**	5-10		\$13,900	
Interior									
Floors									
	Cast in Place Concrete	20%		LIFE	**	5		\$6,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Polished Surface With Embedded Decorative Shells							
	Ceramic Tile	5%		2040	**	5		\$700	
	Sheet Vinyl/Rubber	75%		2036	**	5		\$15,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually Linoleum							
Interior Walls									
	Glass: Special Gauge	35%		LIFE	**	1			
	Gypsum Board	65%		LIFE	**	5		\$2,500	
Ceilings									
	Gypsum Board	100%		LIFE	**	5		\$15,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%		2066	**				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Galvanized Steel Fence Panel System							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%		2044	**				

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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.

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

50%

2044

* *

Metal

50%

2051

* *

1-3

\$13,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Rear Yard**Explanation : This Is Actually A Raised Metal Grating Patio*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2057

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The 600 Ampere Main Switch Is In Satisfactory Condition.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2057

* *

5

\$200

Raceway

Conduit

100%

2057

* *

1

Panelboards

Molded Case Bkrs

100%

2053

* *

5

\$200

Wiring

Thermoplastic

100%

2057

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

55%

2039

* *

10

\$4,800

*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Fluorescent

10%

2039

* *

10

\$900

*Other Observation, Extent : N/A, Area Affected : 5%**Location : Throughout Building**Explanation : Compact Fluorescent*

LED

35%

2039

* *

Egress Lighting

Exit, LED

100%

2066

* *

1

Exterior Lighting

LED

100%

2039

* *

Alarm

Security System

No Component

70%

Generic

30%

2039

* *

1

\$1,100

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

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NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$5,800

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

Heating

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2032

2

\$2,900

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : Outside Of The Building At Ground Level*

Terminal Devices

Convactor/Radiator

10%

2044

* *

1

\$300

Fan Coil Unit/Heat

90%

2036

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2032

\$139,700

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Of The Building At Ground Floor Level**Explanation : Refrigerant R-410a*

Terminal Devices

Fan Coil - 4 Pipe

100%

2036

* *

1

\$3,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : First Floor Ceiling**Explanation : In Ceiling*

Heat Rejection

Air Cooled Condenser

100%

2036

* *

2

\$6,600

Unit

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside In The Rear Yard**Explanation : Access Through Rear Door Of The Building*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,300

Exhaust Fans

Interior

100%

2036

* *

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

Water Heater With Tanks

Electric

100%

2029

\$23,400

4

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$2,600	
	Recent Installation, Extent : N/A, Area Affected : 5%								
	Location : First Floor								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MELROSE BRANCH LIBRARY
Address : 910 MORRIS AVE. @E. 162 STREET
Borough : BRONX **Agency's Number** : M01
Program / Asset # : NPL0M01.000 / 13346 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 9,927 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2422 **Lot** : 1 **BIN** : 2001950

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$426,900	\$134,900
Interior Architecture		\$356,600
Mechanical		\$124,500
Total	\$426,900	\$616,000
Importance Code A	\$426,900	\$134,900
Importance Code B		\$405,100
Importance Code C		\$76,000
Total	\$426,900	\$616,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$80,900		\$500	
Interior Architecture	\$100,300		\$2,700	\$1,300
Electrical	\$10,200	\$10,700	\$300	\$300
Mechanical	\$5,200	\$800	\$4,900	\$800
Site Enclosure	\$6,300			
Total	\$202,800	\$11,600	\$8,300	\$2,400
Importance Code A	\$81,300	\$500	\$1,000	\$500
Importance Code B	\$49,200	\$11,000	\$7,400	\$1,900
Importance Code C	\$72,200			
Total	\$202,800	\$11,600	\$8,300	\$2,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	95%	Now	\$204,300	LIFE	* *	5	\$25,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : West Facade At Entrance							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : North And East Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : East And South Facades							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : North And East Facade							
	Masonry: Granite	3%	2-4	\$1,200	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Perimeter Joints							
	Masonry: Limestone	2%	0-2	\$8,200	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills And Horizontal Band At Top Of Building							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Horizontal Band At Top Of Building							
Windows									
	Aluminum	85%	Now	\$162,200	2056	* *	5	\$1,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Exterior Face Throughout							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Windows							
		Explanation : Thermally Inefficient							
	Metal Louvers	5%			2034	\$11,100	10	\$1,300	
	Steel	10%	Now	\$18,100	2056	* *	5	\$2,500	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Stairs							

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Cast Stone/Terra Cotta	10%	4+	\$1,100	LIFE	**	5	\$2,400		
	Vegetation Growth, Extent : Light, Area Affected : 20%								
	Location : Copping Stones								
Masonry: Brick	78%	Now	\$60,400	LIFE	**	5	\$2,400	1	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : North, East And South Facade								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : North Facade, South Façade								
Metal Panel	8%			2057	**	5	\$1,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bulkhead Roof Parapet								
	Explanation : New Copping And Side Panels								
Metal: Cage/Fence	2%	0-2	\$300	2036	**	5	\$200		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Chain Links At Upper Roof								
Slate	2%	Now	\$7,900	LIFE	**	5	\$100		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
	Location : Lower Roof Copping At Rear Of Library								
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
	Location : Lower Roof Copping At Rear Of Library								
Roof									
Modified Bitumen	98%	Now	\$40,500	2031	\$134,900			1	
	Blisters, Extent : Light, Area Affected : 15%								
	Location : Main Roof								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
	Location : Main Roof And Stair Bulkhead Roof								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Main Roof								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : Stair Bulkhead								
	Ridging, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 5%								
	Location : Main And Lower Roof								
Skylight, Metal/Glass	2%	0-2	\$3,500	2041	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : At Connections And Protective Grille								

Interior

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	1%			2027	\$2,600	3	\$200	
	Cast in Place Concrete	25%	Now	\$6,300	LIFE	* *	5	\$8,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room In Sub-basement							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room In Sub-basement							
	Ceramic Tile	5%	Now	\$800	2034	\$41,500	5	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Childrens Bathroom In Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	69%			2031	\$280,600	3	\$5,100	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$42,000	LIFE	* *			
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Ceramic Tile	5%	Now	\$1,500	2034	\$76,000	5	\$700	
		Adhesion Failure, Extent : Severe, Area Affected : 1%							
		Location : Childrens Bathroom In Basement							
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Childrens Bathroom In Basement							
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : Childrens Bathroom In Basement							
	Concrete Masonry Unit	10%	Now	\$13,000	LIFE	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement							
	Plaster	70%	Now	\$9,400	LIFE	* *	5	\$5,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairwell							
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : Interior Of Stair Bulkhead At Roof Level							
	SGFT/Glazed Masonry	5%			LIFE	* *			

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	50%	Now	\$11,800	2036	* *	5	\$3,700		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : First Floor And Basement								
	Misaligned/Bulging, Extent : Light, Area Affected : 20%								
	Location : First Floor And Basement								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : First Floor Reading Area								
AcousTileConcealSpLn	15%	4+	\$700	2048	* *	5	\$1,400		
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Community Room In Basement								
Exposed Struc: Concrete	5%			LIFE	* *	5	\$100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : Concrete Beams								
Plaster	30%	Now	\$13,400	LIFE	* *	5	\$2,800		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Sub-basement And Stair Bulkhead								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Sub-basement								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Stair Bulkhead Ceiling And Second Floor Kitchen Area								
Site Enclosure									
Fence/Gates									
Chain Link	100%	0-2	\$100	2041	* *				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Gate At Walkway On East 162nd Street								
Free Standing Walls									
Concrete Masonry Unit	75%	2-4	\$3,400	2051	* *				
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Verticle Joints Missing Mortar								
Masonry: Brick	20%	Now	\$2,600	2041	* *				
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : East Facade Wall								
Masonry: Fieldstone	5%	Now	\$200	2041	* *				
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : East Facade								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : East Facade								
	Explanation : Actually Bluestone Original Copping To Low Wall								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2044	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2044	* *				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
	Raceway								
	Conduit	70%			2031	\$25,500	1		
	Conduit	30%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2039	* *	5		
	Molded Case Bkrs	80%			2039	* *	5	\$200	
	Wiring								
	Braided Cloth	30%	2-4	\$9,900	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	70%			2041	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	* *	10	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T- 8 Lamps							
	Fluorescent	20%			2036	* *	10	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Reading Areas, Basement							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,200	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	Fluorescent	10%			2031	\$3,900	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front And Rear Only							
		Explanation : Compact Fluorescent Lights							
	No Component	90%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2031	\$12,900	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Staircase							
		Explanation : CCTV Surveillance Camera							

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$4,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2044	* *	1	\$3,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2029	\$124,500	2	\$500	
	Window/Wall Unit	10%			2029	\$3,700	1		
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : 2nd Floor Lounge					
				Explanation : Window Unit					
	No Component	10%							
	Distribution								
	Ductwork/Diffusers	95%			LIFE	* *	2	\$12,300	
				Not Insulated, Extent : Moderate, Area Affected : 100%					
				Location : 1st Floor And Basement					
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$4,400	
	No Component	20%							
	Exhaust Fans								
	Interior	80%	Now	\$3,500	2039	* *	2	\$200	
				Broken, Extent : Moderate, Area Affected : 100%					
				Location : Basement Bathrooms					
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2051	* *	1		
	Galvanized Steel	70%			2036	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$800	2031	\$2,000	4	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Broken Sump Pump At The Basement							
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2036	* *	1	\$300	
Fixtures									
	Generic	100%							
		Leaking Connections, Extent : Light, Area Affected : 20%							
		Location : Bathroom Sinks							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : Book Lift Has 200 Lbs Capacity							

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MID-MANHATTAN BRANCH LIBRARY
Address : 455 FIFTH AVE. @ E. 40TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 2019
Area Sq Ft : 159,880 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,Ph
Block : 869 **Lot** : 74 **BIN** : 1017602

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$59,600	
Interior Architecture		\$551,400
Total	\$59,600	\$551,400
Importance Code A	\$59,600	
Importance Code B		\$426,200
Importance Code C		\$125,200
Total	\$59,600	\$551,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$5,600	\$19,500
Interior Architecture	\$11,400		\$50,900	\$4,500
Electrical	\$21,900	\$20,100	\$25,700	\$24,000
Mechanical	\$80,600	\$68,500	\$114,800	\$48,600
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$148,400	\$123,100	\$231,500	\$131,000
Importance Code A			\$10,300	\$21,200
Importance Code B	\$141,400	\$123,100	\$221,200	\$109,800
Importance Code C	\$7,000			
Total	\$148,400	\$123,100	\$231,500	\$131,000



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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%		LIFE		* *	5	\$3,700	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Rear Wall							
	Copper/Terne	2%		2067		* *	10	\$5,600	
		Recent Repair Evident, Extent : N/A, Area Affected : 66%							
		Location : Throughout							
	Masonry: Brick	20%		LIFE		* *	5	\$23,800	
		Recent Repair Evident, Extent : N/A, Area Affected : 66%							
		Location : Throughout							
	Masonry: Limestone	53%		LIFE		* *	5	\$47,400	
	Metal Panel	10%		2058		* *	5-10	\$82,000	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
	Granite Panels	5%		LIFE		* *	5	\$4,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 66%							
		Location : Throughout							
	Window Wall	5%		2058		* *	5	\$22,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor							
Windows									
	Aluminum	100%		2054		* *	5	\$34,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Metal/Glass Curt Wall	60%		2058		* *	5	\$9,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Floor Roof							
		Explanation : New Installation Of Glass Barrier							
	Metal Panel	40%		2058		* *	5	\$6,600	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							

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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	IRMA/Protected Membrane	10%			2040	* *	10	\$4,700	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
	Metal Panel	30%			2049	* *	10	\$26,000	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Above Penthouse							
	Modified Bitumen	9%			2040	* *	10	\$4,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Plaza Roof: Stone Panels	50%			2058	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 7th Floor Roof								
	Explanation : New Installation								
	Skylight, Plastic	1%			2045	* *	1		
Interior									
Floors	Carpet	5%			2033	\$209,700	3	\$17,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 1st And 3rd Floor							
	Cast in Place Concrete	10%			LIFE	* *	5	\$52,300	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Marble Panels	15%			LIFE	* *	5	\$26,900	
	Panel/Paver: Bluestone	10%			LIFE	* *	5	\$17,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Floor							
		Explanation : New Construction							
	Terrazzo	25%			LIFE	* *	5	\$46,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Vinyl Tile	15%			2040	* *	3	\$17,900		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
Wood	20%			2067	* *	5	\$89,700		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Bookshelf Areas								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2045	* *	5	\$13,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Toilets							
	Concrete Masonry Unit	10%			LIFE	* *	5	\$11,100	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Glass: Single Pane	2%			LIFE	* *	5	\$4,200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Gypsum Board	75%			LIFE	* *	5	\$125,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Marble Panels	8%			LIFE	* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Elevator Core							
Ceilings									
	AcousTileSusp.Lay-In	65%			2049	* *	5	\$155,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	* *			
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Areas							
	Gypsum Board	5%			LIFE	* *	5	\$15,000	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Metal Panel	17%			LIFE	* *	5	\$50,900	
		Recent Construction, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Wood	8%			LIFE	* *	5	\$167,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Wood Slats At 7th Floor							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	* *			

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

Under 600 Volts

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	20%			2058	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1200 Ampere And One 600 Ampere Service Disconnects							
	Molded Case Bkrs	80%			2058	* *	5	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 3000 Ampere Service Disconnect Switches							
Transformers									
	Dry Type	100%			2049	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 750 Kilovolt Ampere Main Transformers							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2058	* *	5	\$700	
Raceway									
	Conduit	100%			2058	* *	1		
Panelboards									
	Fused Disc Sw	10%			2054	* *	5	\$400	
	Molded Case Bkrs	90%			2054	* *	5	\$3,800	
Wiring									
	Thermoplastic	100%			2058	* *	1		
Motor Controllers									
	Locally Mounted	50%			2049	* *	5	\$500	
	Variable Frequency Drive	50%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$49,200	
Generators									
	Diesel	100%			2045	* *	1	\$61,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Enclosure							
		Explanation : One 600 Kilowatt Capacity							
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$5,900	

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	20%			2054	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At Generator							
		Explanation : 120 Gallon Capacity							
	Main Tank	80%			2067	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 650 Gallon Capacity							
Lighting									
	Interior Lighting								
	LED	100%			2040	**			
	Egress Lighting								
	Emergency, Service	25%			2040	**	1		
	Emergency, Battery	25%			2040	**	10	\$9,600	
	Exit, Service	25%			2040	**	1		
	Exit, Battery	25%			2040	**	10	\$2,700	
	Exterior Lighting								
	LED	25%			2040	**			
	No Component	75%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2067	**	5	\$500	
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2040	**	1	\$35,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV And Intrusion Alarm Systems							
	Fire/Smoke Detection								
	No Component	40%							
	Generic, Digital	60%			2040	**	1-3	\$60,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2062	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Supplied From Con Edison. Recent Installation Observed.							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2047	* *	5	\$9,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam-to-hw Heat Exchanger For Hot Water Distribution							
Distribution									
	Hot Wtr Piping/Pump	95%			2057	* *	4	\$11,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	Central Plant Steam Piping/Pmp	5%			2062	* *	4	\$600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
Terminal Devices									
	Air Handler	60%			2042	* *	1	\$59,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	Convector/Radiator	35%			2052	* *	1	\$18,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Baseboard Perimeter Heating							
	Unit Heater - Hot Water	5%			2042	* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Stairwells, Mechanical Rooms, And Other Various Locations							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairwells, Mechanical Rooms, And Other Various Locations							
		Explanation : Unit Heaters, Vav Boxes With Hot Water Reheat Coils.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2057	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
Conversion Equipment									
	Centrifugal, Elec Chiller	100%			2047	* *	1	\$173,000	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2062	**	4	\$11,800	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Terminal Devices									
	Air Handler/Cool/Ht	95%			2042	**	1	\$93,900	
	Fan Coil - 2 Pipe	5%			2042	**	1	\$2,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Elevator Machine Rooms									
Explanation : Fan Coil Units									
Heat Rejection									
	Water Cooling Tower	100%			2037	**	2	\$160,900	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$89,200	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Exhaust Fans									
	Interior	95%			2042	**	2	\$4,700	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
	Roof	5%			2042	**	2	\$200	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2062	**	1		
Booster Pump w/Tank, Extent : Light, Area Affected : 10%									
Location : Basement									
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
HW Heat Exchanger									
	Steam Fired	100%			2062	**	4	\$23,700	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									

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

NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY
Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
	Sump Pump(s) Non-Submersible	100%			2042	* *	4	\$5,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Fire Pump Room 010							
		Explanation : 1 Unit							
	Sewage Ejector(s) Electric	100%			2042	* *	4	\$9,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Backflow Preventer Generic	100%			2042	* *	1	\$9,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 4 Units Total. 2 By 39th Street, 2 By 40th Street. Recent Installation							
	Fixtures Generic	100%							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
		Explanation : Recent Installation							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Passenger From Basement To 8th Floor; 3 Passenger From Basement To 7th Floor; 1 Freight From Basement To 5th Floor							
		Explanation : 4 Passenger Elevators, 1 Freight Elevator.							
Fire Suppression									
	Standpipe Generic	100%			2062	* *	1-5	\$80,600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							
	Sprinkler Generic	100%			2062	* *	1-2	\$44,800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Locations Throughout							

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

**NEW YORK PUBLIC LIBRARY - 035
MID-MANHATTAN BRANCH LIBRARY**

Asset # : 4226

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2047	* *	1	\$29,900	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Locations Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Fire Pump Room 010									
Explanation : Fire Pump And Jockey Pump									

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY
Address : 2900 BROADWAY @ W.113 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-Nov-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$640,200
Total		\$640,200
Importance Code B		\$640,200
Total		\$640,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	\$11,500	\$8,000	\$1,300	\$12,000
Electrical	\$1,700	\$2,100	\$1,700	\$16,100
Mechanical	\$4,000	\$3,300	\$4,500	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$21,200	\$17,200	\$11,500	\$37,300
Importance Code A				
Importance Code B	\$21,200	\$17,200	\$11,500	\$37,200
Importance Code C				
Total	\$21,200	\$17,200	\$11,500	\$37,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY
Asset # : 13638

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

Interior

Floors

Carpet	10%			2032	\$46,600	3		\$4,000	
Ceramic Tile	10%			2042	* *	5		\$2,700	
Panel/Paver: Bluestone	20%			LIFE	* *	5		\$4,000	
Sheet Vinyl/Rubber	60%			2038	* *	5		\$23,900	

Interior Walls

Gypsum Board	100%			LIFE	* *	5		\$12,100	
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Ceilings

AcousTileSusp.Lay-In	50%			2046	* *	5		\$13,300	
Gypsum Board	50%	4+	\$11,500	LIFE	* *	5		\$16,600	

Water Penetration, Extent : Light, Area Affected : 2%

Location : 2nd Floor At Recessed Sprinkler Head, 2nd Floor Staff Room, Children Story

Time Area

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	* *				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2053	* *	5		\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2053	* *	5		\$100	
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Raceway

Conduit	100%			2053	* *	1			
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Panelboards

Fused Disc Sw	5%			2049	* *	5			
Molded Case Bkrs	95%			2049	* *	5		\$400	

Wiring

Thermoplastic	100%			2053	* *	1			
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Motor Controllers

Locally Mounted	100%			2046	* *	5		\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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

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NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY
Asset # : 13638

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

Lighting

Interior Lighting

Fluorescent

5%

2038

* *

10

\$800

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Elevator Lobby*

Fluorescent

70%

2038

* *

10

\$11,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

LED

25%

2041

* *

Egress Lighting

Emergency, Battery

50%

2038

* *

10

\$2,100

Exit, LED

50%

2061

* *

1

Exterior Lighting

HID

10%

2038

* *

10

No Component

90%

Alarm

Security System

Generic

100%

2041

* *

1

\$6,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$11,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Pull Boxes And Fire**Alarm Panel*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2043

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Steam Is Supplied By Columbia University*

Distribution

Central Plant Steam
Piping/Pmp

100%

2053

* *

4

\$1,300

Terminal Devices

Air Handler

90%

2033

\$298,300

1

\$9,900

Convactor/Radiator

10%

2038

* *

1

\$600

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY
Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$1,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$341,800	1	\$11,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	
Exhaust Fans									
	Interior	100%			2038	* *	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2053	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								
Fire Suppression									
Standpipe									
	Generic	100%			2053	* *	1-5	\$9,000	
Sprinkler									
	Generic	100%			2053	* *	1-2	\$5,000	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MORRISANIA BRANCH LIBRARY
Address : 610 EAST 169TH ST. @FRANKLIN AVE.
Borough : BRONX **Agency's Number** : M02
Program / Asset # : NPL0M02.000 / 13347 **Yr Built/Renovated** : 1908 / 1997
Area Sq Ft : 14,503 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Dec-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2615 **Lot** : 23 **BIN** : 2004303

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$105,400	
Interior Architecture	\$55,100	
Electrical	\$35,200	
Mechanical		\$689,600
Total	\$195,700	\$689,600
Importance Code A	\$105,400	
Importance Code B	\$35,200	\$689,600
Importance Code C	\$55,100	
Total	\$195,700	\$689,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$15,300			
Interior Architecture	\$88,400		\$3,300	\$1,500
Electrical	\$400	\$30,500	\$700	\$400
Mechanical	\$7,500	\$8,500	\$6,000	\$2,500
Site Enclosure	\$18,700			
Site Pavements	\$27,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,700	\$43,000	\$13,900	\$8,400
Importance Code A	\$16,500	\$1,300	\$1,100	\$1,100
Importance Code B	\$117,700	\$41,600	\$12,700	\$7,200
Importance Code C	\$27,500			
Total	\$161,700	\$43,000	\$13,900	\$8,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$37,500	
	Masonry: Granite	2%			LIFE	**	5	\$600	
	Masonry: Limestone	3%	Now	\$7,600	LIFE	**	5	\$900	
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : Entrance, Cornice									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : At Entrance									
Windows									
	Aluminum	100%			2039	**	5	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Protective Metal Grilles									
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$4,600	
	Masonry: Limestone	5%	0-2	\$2,500	LIFE	**	5	\$300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Coping Stone									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Coping Stone									
Roof									
	Roll Roofing	100%	2-4	\$5,300	2027	\$105,400	5	\$12,500	
Blisters, Extent : Severe, Area Affected : 20%									
Location : 3rd Floor Main Roof									
Debris Present, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Lobby Area									
Interior									
Floors									
	Carpet	10%	Now	\$41,700	2033	\$41,700	3	\$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Staff Area									
	Carpet	30%			2030	\$125,100	3	\$9,800	
	Cast in Place Concrete	20%			LIFE	**	5	\$9,500	
	Marble Panels	10%	Now	\$10,300	LIFE	**	5	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Main Stair To Basement									
	Terrazzo	5%			LIFE	**	5	\$800	
	Vinyl Tile	15%	Now	\$29,300	2041	**	3	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Basement									
	Wood	10%	2-4	\$7,000	2046	**	5	\$2,000	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : 1st And 2nd Floors									

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NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Masonry: Brick	10%			LIFE	* *			
	Plaster	90%	Now	\$55,100	LIFE	* *	5	\$12,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement At Stairs								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Basement								
	Ceilings								
	AcousTileSusp.Lay-In	25%			2044	* *	5	\$5,400	
	Plaster	75%			LIFE	* *	5	\$10,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2051	* *			
	Iron Picket	50%			2066	* *			
	Retaining Walls								
	Masonry: Fieldstone	100%	4+	\$18,700	2051	* *			
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : East Side Of Building								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	* *			
	On-Site Walkways								
	Cast in Place Concrete	90%	Now	\$27,500	2044	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : East Walkways And Front Walkways								
	Masonry: Granite	10%			LIFE	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$47,100	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 400 Ampere, Main Disconnect Switch And Switch Gear Attached In One Panel Board								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$47,100	5	\$400	
	Raceway								
	Conduit	30%			2051	* *	1		
	Conduit	70%			2031	\$28,000	1		

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NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2047	* *	5		
	Molded Case Bkrs	95%			2047	* *	5	\$400	
Wiring									
	Thermoplastic	70%			2051	* *	1		
	Thermoplastic	30%			2031	\$10,800	1		
Motor Controllers									
	Locally Mounted	100%			2044	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	20%			2026	\$35,200	10	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : T12 Lamps								
	Fluorescent	75%			2036	* *	10	\$10,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : First, Second And Third Floor								
	Fluorescent	5%			2036	* *	10	\$700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : First, Second And Third Floor								
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,800	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$14,700	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,600	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$2,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2031	\$19,600	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : Two Units, 15 Ton Furnace With Both Heating Cooling Coils							
	Steam Boiler	60%			2036	**	1	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	70%			2047	**	4	\$500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement Boiler Room							
		Explanation : Hot Water Coil In Steam Boiler							
	No Component	30%							
Terminal Devices									
	Convactor/Radiator	60%			2036	**	1	\$2,800	
	Fan Coil Unit/Heat	40%			2031	\$156,200	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2031	\$155,400	2	\$800	
		R-22 Refrigerant, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2026	\$6,000	1		
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$305,700	1	\$9,000	
	Heat Rejection								
	Dry Cooler	100%			2031	\$72,300	2	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$6,500	
	No Component	20%							
	Exhaust Fans								
	Roof	10%			2031	\$3,100	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2051	**	1		
	Galvanized Steel	80%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,800	LIFE	* *	1		
			Leak Evident, Extent : Moderate, Area Affected : 10%						
			Location : Roof Drain Piping Leaking During Rain To 3rd Floor Below						
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$3,200	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MOSHOLU BRANCH LIBRARY
Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.
Borough : BRONX **Agency's Number** : M03
Program / Asset # : NPL0M03.000 / 13348 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 10,285 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3341 **Lot** : 76 **BIN** : 2018123

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$129,200
Interior Architecture		\$105,400
Mechanical	\$78,200	
Total	\$78,200	\$234,500
Importance Code A		\$129,200
Importance Code B	\$78,200	\$105,400
Total	\$78,200	\$234,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$53,000			
Interior Architecture	\$6,200	\$3,900	\$1,300	\$500
Electrical	\$23,300	\$27,500	\$200	\$100
Mechanical	\$2,300	\$5,100	\$3,600	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,700	\$40,400	\$9,000	\$5,800
Importance Code A	\$53,500	\$500	\$500	\$500
Importance Code B	\$34,700	\$39,900	\$8,400	\$5,200
Importance Code C	\$500			
Total	\$88,700	\$40,400	\$9,000	\$5,800



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NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$13,000	LIFE	* *	5	\$3,200	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : Rear Of Building								
Spalling, Extent : Severe, Area Affected : 5%								
Location : Rear Of Building								
Staining/Discoloring, Extent : Severe, Area Affected : 10%								
Location : Chimney								
Masonry: Fieldstone	25%			LIFE	* *	5	\$1,500	
Masonry: Granite	10%			LIFE	* *	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Facade								
Explanation : Painted Surfaces								
Window Wall	25%	Now	\$12,000	2051	* *	5	\$3,700	
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Window Wall								
Explanation : Awning Units Inoperable								
Windows								
Aluminum	50%	Now	\$2,300	2039	* *	5	\$1,200	
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Basement Window								
Glass Block	50%			LIFE	* *	5	\$1,500	
Roof								
Roll Roofing	100%	2-4	\$12,900	2030	\$129,200	5	\$16,700	
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Soffits								
Cast in Place Concrete	100%	4+	\$12,800	LIFE	* *	5	\$10,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%								
Location : Overhang								
Interior								
Floors								
Ceramic Tile	5%			2040	* *	5	\$800	
Terrazzo	5%			LIFE	* *	5	\$600	
Vinyl Tile	25%	4+	\$5,300	2031	\$105,400	3	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Staff Area								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Auditorium								
Vinyl Tile	65%			2036	* *	3	\$3,800	

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NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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

Interior

Interior Walls

Ceramic Tile	5%		2040	**	5	\$1,000		
Marble Panels	8%		LIFE	**				
Plaster	85%		LIFE	**	5	\$5,200		
SGFT/Glazed Masonry	2%		LIFE	**				

Ceilings

AcousTileSusp.Lay-In	80%		2036	**	5	\$7,900		
Gypsum Board	10%		LIFE	**	5	\$1,200		
Plaster	10%		LIFE	**	5	\$600		

Site Enclosure

Fence/Gates

Aluminum Rail	90%		2044	**	5-10			
Chain Link	10%		2041	**				

Other Observation, Extent : Light, Area Affected : 5%

Location : Roof

Explanation : Equipment Enclosure

Retaining Walls

Cast in Place Concrete	100%		2051	**				
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2044	**				
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On-Site Walkways

Cast in Place Concrete	70%		2036	**				
Slate	30%		LIFE	**	5			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2031	\$3,700	5				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%		2031	\$43,000	5	\$300			
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Raceway

Conduit	95%		2031	\$34,700	1				
Conduit	5%		2051	**	1				

Panelboards

Fused Disc Sw	5%		2030	\$1,000	5				
Molded Case Bkrs	40%		2047	**	5	\$100			
Molded Case Bkrs	55%		2030	\$10,900	5	\$100			

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NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	70%	2-4	\$23,100	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	30%			2051	* *	1		
Motor Controllers									
	Locally Mounted	30%			2044	* *	5		
	Locally Mounted	70%			2029	\$33,100	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	100%			2036	* *	10	\$9,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,200	
	Exit, LED	40%			2059	* *	1		
	Exit, Service	10%			2026	\$300	1		
Exterior Lighting									
	HID	30%			2026	\$14,300	10		
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	20%			2036	* *	1	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Area And Entrance Lobby									
Explanation : Surveillance Camera CCTV									
	Generic	10%			2026	\$1,900	1	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Area And Basement									
Explanation : Intrusion Alarm And Motion Sensor									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$5,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$500	
	Terminal Devices								
	Air Handler	20%			2031	\$38,400	1	\$1,300	
	Convactor/Radiator	80%			2044	* *	1	\$2,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Reciprocating	20%			2031	\$30,100	1	\$1,000	
	Compr/Chiller								
	Exterior Pkg Unit -	70%			2026	\$78,200	2	\$400	
	Cooling								
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
	Window/Wall Unit	10%			2026	\$3,900	1		
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2031	\$39,600	1	\$1,300	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	80%			2031	\$37,400	2	\$5,700	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
	Exhaust Fans								
	Interior	20%			2031	\$9,000	2	\$100	
	Roof	80%			2031	\$15,800	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2051	* *	1		
	Galvanized Steel	60%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$5,300	4	\$400	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Basement					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 1st Floor					
				Explanation : 1 Unit					

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MOTT HAVEN BRANCH LIBRARY
Address : 321 EAST 140TH ST. @ALEXANDER AVE.
Borough : BRONX **Agency's Number** : M04
Program / Asset # : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003
Area Sq Ft : 16,020 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Mar-2020 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$192,200	
Interior Architecture		\$197,800
Electrical		\$246,200
Mechanical	\$100,100	\$141,700
Total	\$292,300	\$585,700
Importance Code A	\$192,200	
Importance Code B	\$100,100	\$461,300
Importance Code C		\$124,400
Total	\$292,300	\$585,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,000	\$13,000		
Interior Architecture	\$18,300		\$4,500	
Electrical	\$600	\$4,100	\$600	\$400
Mechanical	\$18,900	\$1,100	\$1,600	\$1,100
Site Pavements	\$9,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$76,600	\$22,200	\$10,600	\$5,400
Importance Code A	\$43,500	\$14,000	\$800	\$800
Importance Code B	\$4,900	\$8,100	\$9,800	\$4,700
Importance Code C	\$28,200			
Total	\$76,600	\$22,200	\$10,600	\$5,400



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 Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$30,500	
	Masonry: Brick	65%			LIFE	**	5	\$25,400	
	Masonry: Granite	4%			LIFE	**	5	\$1,200	
	Masonry: Limestone	10%	Now	\$25,000	LIFE	**	5	\$2,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%									
Location : Over Entry, Window Sills, Belt Coursing									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Window Sills And Spandrels									
	Metal Panel	1%			2051	**	5-10	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Bulkhead									
Explanation : Metal Siding									
	Stucco Cement	10%			2044	**	5	\$9,800	
Windows									
	Wood	100%	Now	\$192,200	2056	**	5	\$25,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Windows									
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Misaligned/Bulging, Extent : Severe, Area Affected : 15%									
Location : 3rd Floor									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : Exterior Face									
Unit Inoperable, Extent : Severe, Area Affected : 25%									
Location : Various Locations									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Transoms									
Other Observation, Extent : Light, Area Affected : 25%									
Location : 1st Floor Windows									
Explanation : Protective Metal Grilles									
Parapets									
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$4,400	
	Masonry: Brick	60%			LIFE	**	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 95%									
Location : Parapet Walls									
Explanation : Interior Covered With Modified Bitumen Roofing									
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Metal Panel	10%			2051	**	5	\$900	
Roof									
	Modified Bitumen	98%			2036	**	10	\$11,900	
	Skylight, Metal/Glass	2%			2051	**	10	\$800	

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2030	\$92,100	3	\$7,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Ceramic Tile	5%			2034	\$73,400	5	\$1,200	
	Vinyl Tile	70%			2036	**	3	\$6,300	
Interior Walls									
	Ceramic Tile	5%			2034	\$124,400	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Gypsum Board	15%			LIFE	**	5	\$3,700	
	Masonry: Brick	10%	Now	\$17,200	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Perimeter Walls, Basement								
	Plaster	5%	Now	\$1,100	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement Stair, Due To Plumbing Leak								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Basement Stair, Due To Plumbing Leak								
	Plaster	55%			LIFE	**	5	\$6,900	
	Wood	5%			LIFE	**	5	\$8,300	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
	Glass: Susp Panels	5%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Over Main Stair On 3rd Floor Landing								
	Explanation : Decorative Glass								
	Gypsum Board	15%			LIFE	**	5	\$4,500	
	Plaster	75%			LIFE	**	5	\$11,200	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2041	**			
	Iron Picket	50%			2051	**			
Retaining Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$9,900	2044	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Sideyard, Edge Of Ramp								
	Masonry: Brick	20%			2041	**			
	Masonry: Granite	30%			LIFE	**			

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2041	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 800 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2041	* *	5	\$400	
	Raceway								
	Conduit	90%			2041	* *	1		
	Conduit	10%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,100	5		
	Molded Case Bkrs	30%			2047	* *	5	\$100	
	Molded Case Bkrs	65%			2030	\$14,100	5	\$300	
	Wiring								
	Thermoplastic	70%			2031	\$25,300	1		
	Thermoplastic	30%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$51,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	65%			2031	\$126,300	10	\$9,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2031	\$68,000	10	\$5,100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Office							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$14,600	10	\$1,900	
	Exit, LED	10%			2066	* *	1		
	Exit, Service	40%			2031	\$2,400	1		
	Exterior Lighting								
	HID	20%			2031	\$16,200	10		
	No Component	80%							

Alarm

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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

Alarm

Security System

No Component

Generic

70%

20%

2036

* *

1

\$1,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas And Outside**Explanation : CCTV Surveillance Camera System*

Generic

10%

2026

\$3,300

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Basement**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

Generic, Digital

70%

30%

2036

* *

1-3

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Horns And Strobe**Lights*

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : The Oil Tank Appears To Be Abandoned In Place.*

Conversion Equipment

Hot Water Boiler

100%

Now

\$18,500

2044

* *

1

\$7,100

1

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Boiler Room, Malfunctioning Boiler. Temporary Boiler In Use Throughout Building**Unit Inoperable, Extent : Severe, Area Affected : 100%**Location : Basement, Boiler Not Working**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gas Fired Hot Water Boiler.*

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$800

Terminal Devices

Convactor/Radiator

50%

2036

* *

1

\$2,600

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Third Floor Mechanical Equipment Room**Explanation : Air Handling Equipment Is Used For Heating Cooling And Ventilation***Air Conditioning**

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Under Construction	100%							
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2029	\$141,700	2	\$500	
	Under Construction	50%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Air Handler/Dir Expansion	50%	0-2	\$100,100	2041	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Third Floor Mechanical Equipment Room							
		Explanation : Defective Temperature Control System							
	Under Construction	50%							
	Heat Rejection								
	Under Construction	100%							
	Dehumidifier								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Roof	10%			2031	\$3,400	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Near Boiler Chimney Stack							
		Explanation : Equipment Serves Toilet Rooms							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Third Floor Mechanical Equipment Room							
		Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 3rd Floor

Explanation : 1 Unit

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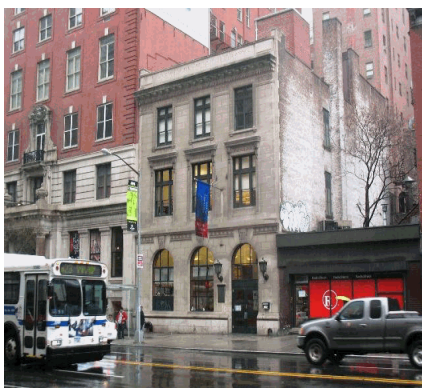
Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.
Borough : MANHATTAN **Agency's Number** : M05
Program / Asset # : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 13,729 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Nov-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1,2
Block : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$195,900
Interior Architecture	\$62,900	\$61,700
Electrical		\$149,800
Mechanical	\$223,400	\$271,300
Total	\$286,300	\$678,700
Importance Code A		\$195,900
Importance Code B	\$286,300	\$482,800
Total	\$286,300	\$678,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$89,600	\$15,000	\$2,700	\$300
Interior Architecture	\$284,400			\$5,400
Electrical	\$1,100	\$1,100	\$2,200	\$900
Mechanical	\$1,500	\$2,200	\$35,600	\$2,500
Site Pavements	\$10,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$390,900	\$22,200	\$44,400	\$13,000
Importance Code A	\$90,300	\$15,700	\$3,400	\$1,000
Importance Code B	\$275,800	\$6,600	\$41,000	\$12,000
Importance Code C	\$24,900			
Total	\$390,900	\$22,200	\$44,400	\$13,000



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NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$12,200	LIFE	* *	5	\$6,800	
Spalling, Extent : Light, Area Affected : 20%								
Location : Various Locations. East And North Facades								
Masonry: Granite	5%			LIFE	* *	5	\$400	
Masonry: Limestone	25%	4+	\$33,700	LIFE	* *	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Street Facade								
Metal Panel	5%			2052	* *	5-10	\$3,600	
Windows								
Aluminum	15%			2048	* *	5	\$600	
Steel	60%			2031	\$195,900	5	\$30,000	
Wood	25%			2040	* *	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$400	
Masonry: Limestone	30%	4+	\$2,600	LIFE	* *	5	\$200	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Decorative Cornice Street South Facade								
Metal: Cage/Fence	5%			2037	* *	5-10	\$300	
Slate	5%			LIFE	* *	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones. North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones. North Facade								
Roof								
Metal Panel	10%			2037	* *	10	\$1,500	
Modified Bitumen	90%	0-2	\$36,000	2037	* *			
Debris Present, Extent : Moderate, Area Affected : 20%								
Location : Upper Rooftop Apartment								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Roof Perimeter								

Interior

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%	Now	\$197,400	2034	\$197,400	3	\$15,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 1st And 2nd Floors							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%	2-4	\$1,300	2028	\$62,900	5	\$500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Vacant Apartment							
	Marble Panels	10%	2-4	\$9,800	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : First Floor							
	Vinyl Tile	10%	2-4	\$1,200	2032	\$61,700	3	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Vacant Apartment							
	Wood	20%			2035	**	5	\$7,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Basement And 3rd Floor Vacant Apartment							
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$1,300	
	Gypsum Board	15%	2-4	\$1,600	LIFE	**	5	\$3,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Plaster	50%			LIFE	**	5	\$5,300	
	Plaster	25%	Now	\$23,300	LIFE	**	5	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Basement, Vacant Apartment							
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Basement, Vacant Custodians Apartment							
	Wood	5%			LIFE	**	5	\$7,000	
Ceilings									
	AcousTileSusp.Lay-In	15%			2045	**	5	\$3,100	
	Masonry: Vault Struct	8%	Now	\$37,700	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Sidewalk Vault In Basement Where Water And Electrical Mains Enter Building							
	Plaster	10%			LIFE	**	5	\$1,300	
	Plaster	57%			LIFE	**	5	\$7,300	
	Plaster	10%	Now	\$6,800	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Vacant Custodians Apartment							
		Paint Peeling, Extent : Severe, Area Affected : 50%							
		Location : Vacant Custodians Apartment							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$10,500	2045	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Sidewalk At West 23rd Street Entrance							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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

Site Pavements

Activity Yard

Not Accessible 100%

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2042 * * 5 \$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw 100% 2042 * * 5 \$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 1 Vertical Section*

Raceway

Conduit 100% 2042 * * 1

Panelboards

Fused Disc Sw 5% 2040 * * 5

Molded Case Bkrs 95% 2040 * * 5 \$300

Wiring

Thermoplastic 100% 2042 * * 1

Motor Controllers

Locally Mounted 100% 2037 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Located In The Crawlspace*

Lighting

Interior Lighting

Fluorescent 90% 2032 \$149,800 10 \$11,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent 5% 2037 * * 10 \$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Compact Fluorescent Lamps*

Fluorescent 5% 2037 * * 10 \$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Offices**Explanation : T-5 Lamps*

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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

Lighting

Egress Lighting

Emergency, Battery

50%

2032

\$12,500

10

\$1,700

Exit, LED

50%

2047

* *

1

Exterior Lighting

HID

10%

2032

\$7,000

10

No Component

90%

Alarm

Security System

No Component

80%

Generic

20%

2032

\$5,600

1

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Digital

100%

2032

\$38,500

1-3

\$8,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Horns*

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

Heating

Energy Source

Natural Gas

100%

2042

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : One Gas Fired Sectional Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$700

Terminal Devices

Air Handler

60%

2032

\$168,400

1

\$5,100

Convactor/Radiator

40%

2030

\$48,800

1

\$1,800

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout, The Radiators Are Beyond Their Useful Life Cycle Rating***Air Conditioning**

Energy Source

Electricity

100%

2040

* *

1

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

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2027	\$81,800	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 1 Unit, Roof							
	Split Unit	40%			2027	\$141,600			
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 2 Units, Roof							
	No Component	10%							
Terminal Devices									
	Air Handler/Dir Expansion	40%			2032	\$102,900	1		
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	40%			2032	\$15,500	2	\$3,800	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
Exhaust Fans									
	Interior	50%			2032	\$33,100	2	\$200	
	Roof	50%			2027	\$14,500	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Return Fan Observed							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$18,600	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout, The Santitary Piping Are Beyond Their Useful Life Cycle Rating							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Light, Area Affected : 100% Location : Throughout, Storm Piping Are Beyond Their Useful Life Cycle Rating							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : One Unit							

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : NEW DORP BRANCH LIBRARY
Address : 309 NEW DORP LANE @ CLAWSON ST.
Borough : STATEN ISLAND Agency's Number : N01
Program / Asset # : NPL0N01.000 / 13351 Yr Built/Renovated : 1971 / 2000
Area Sq Ft : 12,000 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1
Block : 3643 Lot : 5 BIN : 5052750

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical	\$199,800	
Total	\$199,800	
Importance Code B	\$199,800	
Total	\$199,800	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$6,600	\$600	
Interior Architecture			\$1,400	
Electrical	\$600	\$2,500	\$600	\$600
Mechanical	\$400	\$200	\$1,000	\$200
Total	\$1,000	\$9,400	\$3,600	\$800
Importance Code A	\$100	\$6,600	\$600	
Importance Code B	\$900	\$2,700	\$3,000	\$800
Importance Code C				
Total	\$1,000	\$9,400	\$3,600	\$800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	45%			LIFE	**	5	\$7,200	
	Metal/Glass Curt Wall	20%			LIFE	**	5	\$6,000	
	Metal Panel	15%			2051	**	5-10	\$16,600	
	Slate Panels	15%			LIFE	**	5	\$1,800	
	Window Wall	5%			2051	**	5	\$3,000	
Windows									
	Aluminum	100%			2047	**	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Skylights On Roof								
	Explanation : These Are Clerestory Windows								
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$700	
	Metal Panel	15%			2051	**	5	\$1,100	
	No Component	50%							
Roof									
	Modified Bitumen	100%			2039	**	10	\$33,700	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior									
Floors									
	Cast in Place Concrete	3%			LIFE	**	5	\$1,200	
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout Mechanical Rooms								
	Granite Panels	7%			LIFE	**	5	\$900	
	Vinyl Tile	65%			2036	**	3	\$4,300	
	Wood	25%			2059	**	5	\$8,200	
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
	Glass Block	10%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$900	
	Plaster	15%			LIFE	**	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	85%			2044	**	5	\$14,900	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$1,100	
	Plaster	5%			LIFE	**	5	\$500	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 1,200 Ampere Main Disconnect Switch						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	**	5	\$100	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2041	**			
			Recent Installation, Extent : N/A, Area Affected : 100%						
			Location : Throughout The Building						
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,400	
	Exit, Battery	50%			2036	**	10	\$400	
	Exterior Lighting								
	LED	100%			2041	**			
			Recent Installation, Extent : N/A, Area Affected : 100%						
			Location : Building Perimeter						
Alarm									
	Security System								
	Generic	50%			2036	**	1	\$2,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : CCTV Surveillance System						
	Generic	50%			2036	**	1	\$2,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Intrusion Alarm System						
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2039	**	1-3	\$1,500	

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2051	**	1		
	Natural Gas	95%			2051	**	1		
	Conversion Equipment								
	Radiant Heater	5%			2031	\$15,500	2	\$300	
	No Component	95%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : See Air Conditioning Section								
	Terminal Devices								
	Convactor/Radiator	5%			2036	**	1	\$200	
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2026	\$199,800	2	\$700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 4 Rooftop Units Each With Direct Expansion Coils And A Gas-fired Furnace								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$300	2029	\$16,900	2		
	Broken, Extent : Severe, Area Affected : 5%								
	Location : Flue Vent Disconnected From Water Heater In 1st Floor Closet								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010
Area Sq Ft : 148,207 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 04-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 275 **Lot** : 7501 **BIN** : 4003522

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$472,800	\$60,000
Interior Architecture	\$415,300	\$309,600
Electrical	\$135,900	
Mechanical		\$1,880,800
Total	\$1,024,100	\$2,250,400
Importance Code A	\$472,800	\$60,000
Importance Code B	\$449,700	\$2,140,000
Importance Code C	\$101,500	\$50,300
Total	\$1,024,100	\$2,250,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,800		\$7,900	\$21,400
Interior Architecture	\$98,400	\$700		\$23,600
Electrical	\$24,700	\$27,100	\$22,600	\$26,600
Mechanical	\$38,100	\$24,500	\$63,200	\$20,200
Site Enclosure	\$3,000			
Site Pavements	\$2,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$181,100	\$60,200	\$101,600	\$99,700
Importance Code A	\$14,200	\$7,300	\$15,500	\$28,700
Importance Code B	\$140,300	\$52,200	\$86,100	\$71,000
Importance Code C	\$26,700	\$700		
Total	\$181,100	\$60,200	\$101,600	\$99,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	12%			LIFE	* *	5	\$45,000	
	Masonry: Brick Cavity	80%	2-4	\$259,100	LIFE	* *	5	\$60,000	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Mechanical Penthouse								
	Masonry: Marble	1%			LIFE	* *	5	\$600	
	Metal Sect. OHD	5%			2045	* *	5	\$11,700	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$4,900	
Windows									
	Aluminum	100%			2048	* *	5	\$4,400	
Parapets									
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$500	
	Masonry: Brick Cavity	73%			LIFE	* *	5	\$5,900	
	Metal Panel	5%			2052	* *	5	\$1,600	
	Metal Rail	2%			2037	* *	5-10	\$2,900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$5,100	
Roof									
	Cast in Place Concrete	97%	Now	\$213,700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Roof Parking								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Roof Parking								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Roof Parking								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : At Southwest Corner Of Roof Parking								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Center Roof Parking								
	Explanation : Exposed Reinforcement								
	Roll Roofing	3%	0-2	\$1,000	2028	\$19,200	5	\$2,500	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
	Location : Front Entry Canopy								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Front Entry Canopy								
Soffits									
	Cement - Fiber Panel	100%			2037	* *	10	\$5,300	

Interior

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2031	\$777,500	3	\$88,700	
	Cast in Place Concrete	22%			LIFE	**	5	\$106,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Epoxy Coating								
	Mosaic Tile	2%			2045	**	5	\$11,100	
	Quarry Tile	1%			2045	**	5	\$3,300	
	Sheet Vinyl/Rubber	50%			2037	**	5	\$166,400	
	Vinyl Tile	5%			2037	**	3	\$5,500	
Interior Walls									
	Ceramic Tile	1%			2041	**	5	\$1,400	
	Concrete Masonry Unit	39%	4+	\$101,500	LIFE	**	5	\$21,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Basement Electrical Room								
	Gypsum Board	60%	4+	\$23,300	LIFE	**	5	\$50,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Door And Wall Penetrations At Water Meter Room								
Ceilings									
	AcousTileSusp.Lay-In	40%			2045	**	5	\$88,700	
	Exposed Struc: Concrete	35%	Now	\$230,600	LIFE	**	5	\$12,100	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : At Trench Drain From Ramp Above								
	Gypsum Board	25%			LIFE	**	5	\$69,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$1,200	2067	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Bicycle Parking								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Bicycle Parking								
	Explanation : Fence On Top Of Brick Retaining Wall								
Retaining Walls									
	Masonry: Brick	100%	0-2	\$1,700	2042	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Bicycle Parking By Front Entry								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$2,200	2037	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Bicycle Parking								

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2052	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 4000 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2052	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Six Vertical Sections							
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2048	* *	5	\$300	
	Molded Case Bkrs	90%			2048	* *	5	\$3,500	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2045	* *	5	\$100	
	Variable Frequency Drive	95%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$45,600	
	Generators								
	Diesel	100%			2041	* *	1	\$57,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 300 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$5,500	
	Fuel Storage								
	Day Tank	10%			2048	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	90%			2060	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1250 Gallons Rated Capacity							
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.*

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2037	* *	10	\$108,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	20%			2037	* *	10	\$27,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Offices							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, LED	50%			2060	* *	1		
	Exterior Lighting								
	HID	10%			2037	* *	10		
	LED	10%			2037	* *			
	No Component	80%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2037	* *	1	\$33,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Storage Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2037	* *	1-3	\$94,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	50%			2037	* *	1	\$36,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	50%			2045	* *	1	\$36,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 3 Units							

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	50%			2048	**	4	\$3,700	
	No Component	50%							
Terminal Devices									
	Air Handler	35%			2037	**	1	\$32,100	
	Convactor/Radiator	10%			2045	**	1	\$4,800	
	Fan Coil Unit/Heat	5%			2037	**	1	\$2,400	
	No Component	50%							
Air Conditioning									
Energy Source									
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%			2033	\$478,600	2	\$1,800	
				Other Observation, Extent : N/A, Area Affected : 100% Location : 2nd Floor Mechanical Rooms Explanation : 2 Units. R-410a.					
	Int Pkg Unit - Heating/Cooling	40%			2030	\$957,100	2	\$3,600	
				R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 8 Units. 1st Floor And Basement					
	Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$3,600	
				Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Package Units. R-407c.					
Heat Rejection									
	Water Cooling Tower	60%			2033	\$445,100	2	\$89,500	
				Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Unit					
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$82,600	
Exhaust Fans									
	Interior	50%			2037	**	2	\$2,300	
	Roof	50%			2037	**	2	\$2,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2052	**	1		
Water Heater With Tanks									
	Gas Fired	100%	Now	\$300	2027	\$16,900	2		
				Other Observation, Extent : Severe, Area Affected : 10% Location : 3rd Floor Mechanical Room Explanation : Leaking Constantly With Multi-Defects.					

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$4,500	4	\$4,700	
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$8,800	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$9,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From Basement To Loading Dock, 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Roof								
	Explanation : 4 Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$41,500	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : OTTENDORFER BRANCH LIBRARY
Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE
Borough : MANHATTAN **Agency's Number** : 003
Program / Asset # : NPL0003.000 / 13355 **Yr Built/Renovated** : 1884 /
Area Sq Ft : 8,332 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Apr-2021 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 464 **Lot** : 37 **BIN** : 1079841

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$81,400	\$242,900
Electrical	\$10,100	\$90,900
Total	\$91,500	\$333,800
Importance Code A	\$81,400	\$242,900
Importance Code B	\$10,100	\$90,900
Total	\$91,500	\$333,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$67,800			
Interior Architecture	\$63,700	\$800		\$2,300
Electrical	\$11,200	\$200	\$9,400	\$300
Mechanical	\$67,800	\$1,200	\$15,100	\$1,200
Site Pavements	\$6,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$221,300	\$6,100	\$28,400	\$7,600
Importance Code A	\$68,600	\$800	\$800	\$800
Importance Code B	\$141,400	\$4,800	\$27,600	\$6,800
Importance Code C	\$11,200	\$500		
Total	\$221,300	\$6,100	\$28,400	\$7,600



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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$20,700		
Masonry: Brick	40%	4+	\$18,300	LIFE	**	5	\$7,100		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Front Facade									
Masonry: Brick	40%	0-2	\$63,100	LIFE	**	5	\$7,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Rear Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Rear Facade									
Masonry: Granite	5%			LIFE	**	5	\$700		
Windows									
Aluminum	35%	2-4	\$7,400	2048	**	5	\$400		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Wood	40%	2-4	\$3,600	2031	\$35,800	5	\$4,100		
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Wood	25%	0-2	\$13,400	2057	**	5	\$2,600		
Deteriorated Finish, Extent : Moderate, Area Affected : 40%									
Location : Exterior									
Dry Rot/Decay, Extent : Moderate, Area Affected : 40%									
Location : Sills And Frames									
Parapets									
Masonry: Sandstone	10%	Now	\$20,800	LIFE	**	5	\$300		
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Roof Areas									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Copings Stones									
Explanation : Actually Bluestone									
Metal Cornice	30%	2-4	\$7,600	2047	**				
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Roof									
No Component	60%								
Roof									
Modified Bitumen	98%	0-2	\$13,600	2032	\$135,800				
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Upper Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Lower Roof At 2nd Floor Roof At Toilet Room									
Skylight, Metal/Glass	2%	Now	\$1,400	2032	\$71,300				
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Stairwell									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	2-4	\$8,400	2031	\$83,700	3	\$6,500	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Library Area							
	Cast in Place Concrete	10%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2041	**	5	\$600	
	Vinyl Tile	5%	Now	\$5,600	2042	**	3	\$200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	Wood	45%	Now	\$36,300	2047	**	5	\$5,300	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor And Basement Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor Library Area And Steps, 2nd Floor, Steps							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$1,000	
	Gypsum Board	5%	2-4	\$300	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$4,000	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%			LIFE	**	5	\$4,600	
Ceilings									
	AcousTileSusp.Lay-In	10%	2-4	\$500	2045	**	5	\$600	
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor							
	Plaster	80%	Now	\$6,600	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Third Floor							
	Plaster	10%	Now	\$2,100	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Second Floor							
Site Enclosure									
Retaining Walls									
	Concrete Masonry Unit	100%			2042	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	**			

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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

Site Pavements

On-Site Walkways

Masonry: Granite

100% 4+ \$6,900 LIFE * *

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Front Steps*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2042 * * 5

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 800 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2042 * * 5

Raceway

Conduit

100% 2042 * * 1

Panelboards

Fused Disc Sw

5% 2040 * * 5

Molded Case Bkrs

30% 2048 * * 5 \$100

Molded Case Bkrs

65% 2040 * * 5 \$100

Wiring

Braided Cloth

30% 2-4 \$10,800 2057 * * 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Third Floor And Basement**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Third Floor**Explanation : Third Floor Not Occupied*

Thermoplastic

40% 2052 * * 1

Thermoplastic

30% 2042 * * 1

Motor Controllers

Locally Mounted

100% 2037 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Lighting

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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2032	\$20,200	10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Using T-8							
	Fluorescent	10%			2027	\$10,100	10	\$800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Third Floor							
	Fluorescent	70%			2032	\$70,700	10	\$5,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor							
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$1,000	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	Fluorescent	20%			2027	\$7,200	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2032	\$1,700	1	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallway And Reading Areas							
		Explanation : Intrusion Alarm And Motion Sensor							
	Generic	10%			2037	* *	1	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Pull Box And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2045	* *	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Central Plant Steam	100%	0-2	\$5,100	2052	* *	4	\$400	
	Piping/Pmp								
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Steam Supply Piping Leaking At Basement							
Terminal Devices									
	Convactor/Radiator	100%	Now	\$3,700	2037	* *	1	\$2,400	
		Leak Evident, Extent : Severe, Area Affected : 50%							
		Location : Various Areas							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Split Unit	15%	0-2	\$32,200	2042	* *			
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
	Window/Wall Unit	40%			2027	\$13,700	1		
	No Component	45%							
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2037	* *	1	\$400	
	No Component	85%							
Heat Rejection									
	Dry Cooler	15%			2037	* *	2	\$900	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$500	
	No Component	90%							
Exhaust Fans									
	Roof	10%			2032	\$1,800	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Electric	100%			2025	\$25,700	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2042		* *	1-2	\$100

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : PARKCHESTER BRANCH LIBRARY
Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.
Borough : BRONX **Agency's Number** : P01
Program / Asset # : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004
Area Sq Ft : 14,744 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$235,100
Mechanical		\$231,100
Total		\$466,200
Importance Code A		\$235,100
Importance Code B		\$231,100
Total		\$466,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,500	\$4,600	\$1,000	
Interior Architecture	\$1,800		\$1,100	
Electrical	\$1,100	\$16,500	\$1,600	\$1,100
Mechanical	\$1,800	\$1,700	\$2,600	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$32,100	\$26,700	\$10,200	\$6,700
Importance Code A	\$24,200	\$5,300	\$1,800	\$700
Importance Code B	\$7,900	\$21,400	\$8,400	\$6,000
Importance Code C				
Total	\$32,100	\$26,700	\$10,200	\$6,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$2,800	
	Masonry: Brick Cavity	60%			LIFE	**	5	\$6,800	
Windows									
	Aluminum	85%			2047	**	5	\$2,100	
	Metal Louvers	15%			2040	**	10	\$2,300	
Parapets									
	Concrete Masonry Unit	18%			LIFE	**	5	\$700	
	Masonry: Brick Cavity	25%			LIFE	**	5	\$900	
	Metal Rail	10%			2036	**	5-10	\$6,600	
	Metal: Cage/Fence	2%			2036	**	5-10	\$600	
	Stucco Cement	5%			2036	**	5	\$500	
	No Component	40%							
Roof									
	Built-Up (BUR)	100%	Now	\$23,500	2031	\$235,100			
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : At Roof Drains								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Elevator Bulkhead And Lower Roof, Open Stair								
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%			2034	\$28,500	5	\$500	
	Vinyl Tile	85%			2036	**	3	\$3,300	
Interior Walls									
	Ceramic Tile	5%			2034	\$44,900	5	\$800	
	Concrete Masonry Unit	55%			LIFE	**	5	\$3,600	
	Gypsum Board	40%			LIFE	**	5	\$4,000	
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$9,800	
	AcousTileSusp.Lay-In	10%	Now	\$1,800	2044	**	5	\$500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Open Stair To 2nd Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Open Stair To 2nd Floor								
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2051	**			
	Iron Picket	60%			2066	**			
Free Standing Walls									
	Masonry: Brick	100%			2061	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2036	**
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2051	**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%		2051	**	5	\$100
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Raceway

Conduit	100%		2051	**	1	
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Panelboards

Fused Disc Sw	30%		2047	**	5	\$100
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Molded Case Bkrs	70%		2047	**	5	\$300
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Wiring

Thermoplastic	100%		2051	**	1	
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Motor Controllers

Locally Mounted	30%		2044	**	5	
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Variable Frequency Drive	70%		2048	**		
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$200
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Lighting

Interior Lighting

Fluorescent	90%		2036	**	10	\$12,200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : T-5 Lamps*

Fluorescent	10%		2036	**	10	\$1,400
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Bookcase Area, Mechanical Rooms**Explanation : T-8 Lamps*

Egress Lighting

Emergency, Battery	50%		2036	**	10	\$1,800
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Exit, Service	50%		2036	**	1	
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Exterior Lighting

HID	30%		2036	**	10	
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No Component	70%					
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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

Alarm

Security System

No Component

50%

Generic

50%

2036

* *

1

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2036

* *

1-3

\$9,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$7,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2053

* *

4

\$1,100

Terminal Devices

Air Handler

50%

2036

* *

1

\$4,600

Convactor/Radiator

50%

2044

* *

1

\$2,400

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit - Cooling

100%

2032

\$231,100

2

\$900

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$8,200

Exhaust Fans

Interior

60%

2036

* *

2

\$300

Roof

40%

2036

* *

2

\$200

Plumbing

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2051	* *	1		
	Galvanized Steel	30%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : One Through Two								
	Explanation : 1 Unit								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : PELHAM BAY BRANCH LIBRARY
Address : 3060 MIDDLETOWN RD. @JARVIS AVE.
Borough : BRONX **Agency's Number** : P02
Program / Asset # : NPL0P02.000 / 13357 **Yr Built/Renovated** : 1975 / 2007
Area Sq Ft : 9,505 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5404 **Lot** : 2 **BIN** : 2074963

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$292,200	
Total	\$292,200	
Importance Code A	\$292,200	
Total	\$292,200	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,300		\$1,000	
Interior Architecture	\$4,500		\$1,600	
Electrical	\$400	\$19,600	\$300	\$300
Mechanical	\$19,000	\$7,500	\$3,100	\$3,300
Total	\$67,200	\$27,100	\$6,000	\$3,600
Importance Code A	\$43,800	\$600	\$1,500	\$500
Importance Code B	\$23,400	\$26,500	\$4,500	\$3,100
Importance Code C				
Total	\$67,200	\$27,100	\$6,000	\$3,600



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

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

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$31,400	LIFE	* *	5	\$19,200	
			Diagonal Cracks, Extent : Moderate, Area Affected : 1%					
			Location : South Side					
			Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
Windows								
Aluminum	100%			2047	* *	5	\$2,000	
Parapets								
Pre-Cast Concrete	30%	0-2	\$11,900	LIFE	* *	5	\$1,900	
			Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
			Location : Masonry Screen Wall At Rooftop Equipment Failed					
			Miss/Damaged Copings, Extent : Severe, Area Affected : 10%					
			Location : Copings At Masonry Screen Wall Failed					
No Component	70%							
Roof								
Modified Bitumen	100%	Now	\$292,200	2041	* *			
			Blisters, Extent : Severe, Area Affected : 10%					
			Location : Throughout					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Staff Area, Staff Toilet, Boiler Room					
Soffits								
Stucco Cement	100%			2044	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,600	
Terrazzo	5%			LIFE	* *	5	\$600	
Vinyl Tile	90%			2036	* *	3	\$4,800	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$6,100	
Glass: Single Pane	5%			LIFE	* *	5	\$600	
Ceilings								
AcousTileConcealSpLn	100%	4+	\$4,500	2044	* *	5	\$8,900	
			Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%					
			Location : Office Area					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2051	* *			
Retaining Walls								
Masonry: Brick	100%			2041	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
Raceway									
	Conduit	100%			2031	\$36,500	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	95%			2030	\$18,800	5	\$200	
Wiring									
	Thermoplastic	100%			2031	\$33,000	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	95%			2036	* *	10	\$8,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	5%			2036	* *	10	\$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Community Room									
Egress Lighting									
	Exit, Service	50%			2026	\$1,600	1		
	No Component	50%							
Exterior Lighting									
	HID	20%			2026	\$8,800	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,100	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,800	

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

Heating

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$4,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$500	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 2% Location : Basement								
	Terminal Devices								
	Air Handler	60%			2036	**	1	\$3,500	
	Convactor/Radiator	40%			2044	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	100%			2036	**	1	\$4,400	
	Compr/Chiller								
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : R410a								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$5,900	
	Heat Rejection								
	Dry Cooler	100%			2036	**	2	\$6,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,300	
	Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughtout								
	Exhaust Fans								
	Interior	10%			2026	\$4,200	2		
	Roof	90%			2031	\$16,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2051	**	1		
	Galvanized Steel	50%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,900	2		
	Corroded, Extent : Severe, Area Affected : 30% Location : Mechanical Room. Hot Water Heater Badly Corroded And May Fail Soon Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : One 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2031	\$1,900	4	\$200	
	Backflow Preventer							
	No Component	95%						
	Generic	5%		2036	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : PORT RICHMOND BRANCH LIBRARY
Address : 75 BENNETT ST. @HEBERTON AVE.
Borough : STATEN ISLAND **Agency's Number** : P03
Program / Asset # : NPL0P03.000 / 13358 **Yr Built/Renovated** : 1905 /
Area Sq Ft : 9,757 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1007 **Lot** : 26 **BIN** : 5023763

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$77,400	\$89,700
Interior Architecture		\$153,400
Electrical	\$39,000	\$79,300
Mechanical	\$274,000	\$112,600
Total	\$390,400	\$434,900
Importance Code A	\$77,400	\$202,300
Importance Code B	\$313,000	\$232,600
Total	\$390,400	\$434,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,400	\$17,900		
Interior Architecture	\$41,000	\$25,400	\$2,600	\$700
Electrical	\$22,000	\$46,300	\$900	\$1,000
Mechanical	\$13,500	\$43,800	\$1,100	\$2,500
Site Enclosure	\$2,700			
Site Pavements	\$2,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,200	\$137,400	\$8,600	\$8,200
Importance Code A	\$37,900	\$18,400	\$500	\$500
Importance Code B	\$54,300	\$119,000	\$8,100	\$7,800
Importance Code C	\$31,000			
Total	\$123,200	\$137,400	\$8,600	\$8,200



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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	2-4	\$77,400	LIFE	* *	5	\$17,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	5%	2-4	\$14,800	LIFE	* *	5	\$900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	20%	Now	\$14,200	2036	* *	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Above Arched Windows							
Windows									
	Aluminum	100%	Now	\$8,400	2047	* *	5	\$1,600	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%							
		Location : Various Windows							
Parapets									
	Wood Cornice	100%			2041	* *	5-10	\$40,800	
Roof									
	Asphalt Shingle	100%			2034	\$89,700	10	\$2,500	
Interior									
Floors									
	Carpet	35%			2030	\$98,200	3	\$7,700	
	Ceramic Tile	5%			2034	\$44,700	5	\$700	
	Vinyl Tile	35%			2031	\$153,400	3	\$2,600	
	Vinyl Tile	5%	Now	\$6,600	2041	* *	3	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							
	Vinyl Tile 9" X 9"	2%			2026	\$25,400	3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stairwell From Basement To First Floor							
		Explanation : 9x9 Tiles							
	Wood	15%			2059	* *	5	\$4,100	
	Wood	3%	Now	\$5,700	2059	* *	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2034	\$48,000	5	\$800	
	Masonry: Brick	5%	Now	\$3,300	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room In Basement							
	Plaster	65%	Now	\$13,800	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas							
	Plaster	20%	Now	\$8,500	LIFE	**	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Roof Stair; Basement And 2nd Floor Apartment Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Roof Stair; Basement And 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : Roof Stair And 2nd Floor Apartment							
	Wood	5%			LIFE	**	5	\$3,200	
Ceilings									
	Plaster	90%			LIFE	**	5	\$8,400	
	Plaster	5%	Now	\$2,500	LIFE	**	5	\$500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment							
	Wood	5%			LIFE	**	5	\$6,600	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	50%			2041	**			
	Chain Link	50%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$2,700	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Driveway Entrance Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Driveway							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	85%			2036	**			
	Masonry: Brick	15%			2041	**			

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	2-4	\$2,700	2036	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
<i>Location : North Side Of Building</i>						
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
<i>Location : North Side Of Building</i>						

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100%	2041	* *	5
<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
<i>Location : Electrical Room</i>			
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>			

Raceway

Conduit	100%			2041	* *		1	
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Panelboards

Molded Case Bkrs	50%	2039	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
<i>Location : Basement</i>					
<i>Explanation : Surge Protection Device In Alarm State</i>					

Molded Case Bkrs	50%			2047	* *		5	\$100
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Wiring

Braided Cloth	10%	0-2	\$3,600	2056	* *	1
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
<i>Location : Throughout</i>						

Thermoplastic	90%			2041	* *		1	
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Motor Controllers

Locally Mounted	100%	2-4	\$15,600	2051	* *	5
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
<i>Location : Basement</i>						

Ground

Grounding Devices
Not Accessible

100%

Lighting

Interior Lighting
Fluorescent

	67%			2031	\$79,300	10		\$6,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And First Floor</i>								

Fluorescent	33%			2026	\$39,000	10		\$3,000
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Throughout The Building

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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

Lighting

Egress Lighting

Emergency, Service

60%

2026

\$3,900

1

Exit, Service

40%

2026

\$1,400

1

Exterior Lighting

HID

75%

2026

\$37,100

10

LED

25%

2036

* *

Alarm

Security System

Generic

100%

2031

\$19,900

1

\$3,600

Fire/Smoke Detection

No Component

10%

Generic, Digital

90%

Now

\$2,500

2039

* *

1-3

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Smoke Detector Basement Kitchen**Explanation : Trouble Alarm Visible On Fire Alarm Control Panel.*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$112,600

1

\$4,800

Distribution

Hot Wtr Piping/Pump

100%

2030

\$23,200

4

\$700

Terminal Devices

Convactor/Radiator

25%

Now

\$13,000

2051

* *

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : All Cast Iron Radiators Are Obsolete And Have Been Valved Off For Discontinued Use.*

No Component

75%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : See Air-conditioning Section For 4-pipe Fan Coil*

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%	Now	\$56,300	2041	* *	1	\$2,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Unit Inoperable, Extent : Severe, Area Affected : 50% Location : Chiller No.1 Defective In Basement Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : Chillers Are Obsolete.							
	Window/Wall Unit	30%			2026	\$12,000	1		
	No Component	10%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%	0-2	\$217,700	2041	* *	1	\$2,800	
		Not in Service, Extent : Severe, Area Affected : 75% Location : Eight Units Are Defective In Various Locations Other Observation, Extent : Light, Area Affected : 100% Location : Basement And 1st Floor Explanation : Fan Coil Units Are Obsolete.							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2026	\$27,600	2	\$6,800	
Ventilation									
	Distribution								
	Not Accessible	100%							
	Exhaust Fans								
	Interior	30%			2036	* *	2	\$100	
	Wall Unit	30%			2026	\$1,400	2	\$100	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2041	* *	1		
	Galvanized Steel	60%			2036	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$18,600	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : RICHMONDTOWN BRANCH LIBRARY
Address : 200 CLARKE AVE. @ AMBER ST.
Borough : STATEN ISLAND **Agency's Number** : R03
Program / Asset # : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996
Area Sq Ft : 14,447 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$300,200
Interior Architecture		\$54,800
Electrical		\$159,800
Mechanical	\$186,100	\$51,000
Site Pavements		\$446,300
Total	\$186,100	\$1,012,000
Importance Code A		\$300,200
Importance Code B	\$186,100	\$265,600
Importance Code C		\$446,300
Total	\$186,100	\$1,012,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$111,500	\$2,600		
Interior Architecture	\$5,700	\$800	\$7,200	
Electrical	\$800	\$8,200	\$800	\$700
Mechanical	\$13,900	\$32,100	\$2,300	\$1,000
Site Pavements		\$1,100		
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$135,800	\$48,700	\$14,300	\$5,700
Importance Code A	\$112,300	\$34,500	\$800	\$600
Importance Code B	\$23,200	\$13,200	\$13,400	\$5,000
Importance Code C	\$400	\$1,100		
Total	\$135,800	\$48,700	\$14,300	\$5,700



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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	98%	Now	\$41,900	LIFE	* *	5	\$25,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	2%			2051	* *	5	\$2,000	
Windows									
	Aluminum	60%			2030	\$151,900	5	\$3,200	
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Steel	15%	Now	\$35,900	2056	* *	5	\$5,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Community Room							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Community Room							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Community Room							
	Wood	25%	Now	\$32,000	2056	* *	5	\$6,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
Parapets									
	Masonry: Brick	15%			LIFE	* *	5	\$100	
	Metal Panel	5%			2051	* *	5	\$100	
	No Component	80%							
Roof									
	Modified Bitumen	98%			2039	* *	10	\$33,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Skylight, Plastic	2%			2044	* *	1		
Soffits									
	Aluminum Sunshades	50%			2034	\$148,200	10	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entry							
		Explanation : This Is Actually A Metal Awning							
	Wood	50%			2036	* *	5	\$3,200	
Interior									
Floors									
	Carpet	65%			2030	\$232,800	3	\$19,900	
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
	Ceramic Tile	5%			2040	* *	5	\$1,000	
	Sheet Vinyl/Rubber	5%			2036	* *	5	\$1,500	
	Vinyl Tile	20%			2036	* *	3	\$1,500	

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$700	
	Concrete Masonry Unit	47%			LIFE	**	5	\$4,600	
	Glass: Single Pane	3%			LIFE	**	5	\$600	
	Gypsum Board	40%			LIFE	**	5	\$5,900	
	Masonry: Brick	2%			LIFE	**			
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	70%	4+	\$4,800	2044	**	5	\$7,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1% Location : Mechanical Room							
	Wood	30%			LIFE	**	5	\$54,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2036	**			
	Metal	5%			2041	**	1-3	\$3,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : South Side Of Building Explanation : This Is Actually A Steel Egress Stair							
Parking/Driveway									
	Asphalt	100%			2034	\$446,300			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$3,700	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 800 Ampere Service									
Raceway									
	Conduit	70%			2031	\$25,500	1		
	Conduit	30%			2051	* *	1		
Panelboards									
	Molded Case Bkrs	50%			2030	\$9,900	5	\$200	
	Molded Case Bkrs	50%			2047	* *	5	\$200	
Wiring									
	Thermoplastic	70%			2031	\$23,100	1		
	Thermoplastic	30%			2051	* *	1		

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$151,800	10	\$12,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$8,000	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$12,000	10	\$1,700	
	Exit, Battery	50%			2031	\$8,300	10	\$500	
	Exterior Lighting								
	LED	100%			2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System Recently Installed							
	Generic	50%			2036	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2026	\$7,400	1-3	\$1,800	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	40%			2051	* *	1		
	Natural Gas	60%			2051	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	70%			2026	\$31,200	1	\$5,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : Three Rooftop Units With Gas-fired Furnaces. See Air-conditioning Section.							
Hot Water Boiler	20%			2044	* *	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Boiler Room							
	Explanation : One Gas-fired Boiler Provides Hot Water To Perimeter Baseboard Radiators In Community Room Only.							
Radiant Heater	10%			2031	\$37,300	2	\$700	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Various Locations In 2016 Building							
	Explanation : Electric Baseboard Radiators.							
Distribution								
Hot Wtr Piping/Pump	20%			2047	* *	4	\$100	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2044	* *	1	\$900	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	10%	0-2	\$12,900	2036	* *	2	\$100	
		Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Training Rooms And Kitchen In 1972 Building Other Observation, Extent : Light, Area Affected : 10% Location : Training Rooms And Kitchen In 1972 Building Explanation : Floor-mounted Self-contained Terminal Heat Pump Units							
	Ext Pkg Unit - Heating/Cooling	60%	2-4	\$86,600	2041	* *	2	\$400	
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Building Management System Serving Air-conditioning System Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : 3 Rooftop Units With Gas-fired Furnaces. R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units On Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 2 Years Ago A Rooftop Unit Was Removed.							
	Split Unit	10%			2026	\$34,000			
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Of 3 Condensing Units Piped To Indoor Units Serving Community Room							
	Split Unit	15%			2031	\$51,000			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : 2 Of 3 Condensing Units Piped To Indoor Units Serving 2nd Floor Library.							
	Window/Wall Unit	5%			2029	\$2,700	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Kitchen Explanation : 1 Unit							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2036	* *	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Community Room Explanation : 2 Of 5 Indoor Units.							
	Fan Coil - 2 Pipe	15%			2026	\$65,500	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : 3 Of 5 Indoor Units.							
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100	
Exhaust Fans									
	Interior	10%			2036	* *	2		
	Roof	90%			2036	* *	2	\$400	

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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2044	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st To 2nd Floor							
	Explanation : 1 Elevator Unit.							
Fire Suppression								
	Sprinkler							
	No Component	95%						
	Generic	5%		2051	* *	1-2	\$200	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : RIVERDALE BRANCH LIBRARY
Address : 5540 MOSHOLU AVE. @W. 256 STREET
Borough : BRONX **Agency's Number** : R01
Program / Asset # : NPL0R01.000 / 13361 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5848 **Lot** : 1729 **BIN** : 2084790

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$63,600	\$77,400
Mechanical		\$124,900
Total	\$63,600	\$202,200
Importance Code A	\$63,600	\$77,400
Importance Code B		\$124,900
Total	\$63,600	\$202,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,100	\$4,900		\$200
Interior Architecture	\$48,600			\$3,400
Electrical	\$300	\$21,700	\$300	\$200
Mechanical	\$8,000	\$400	\$2,700	\$400
Site Enclosure	\$2,800			
Total	\$102,800	\$27,100	\$2,900	\$4,200
Importance Code A	\$43,400	\$5,300	\$400	\$500
Importance Code B	\$16,700	\$21,800	\$2,600	\$3,700
Importance Code C	\$42,600			
Total	\$102,800	\$27,100	\$2,900	\$4,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	Now	\$63,600	LIFE	**	5	\$15,600	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : North And East Walls									
Windows									
	Aluminum	100%			2053	**	5	\$300	
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
	Masonry: Brick	32%			LIFE	**	5	\$1,000	
	Masonry: Brick	8%	Now	\$15,000	LIFE	**	5	\$200	1
Diagonal Cracks, Extent : Severe, Area Affected : 100%									
Location : End Of Parapet Wall At Rear Of Flat Roof									
	Metal Rail	15%			2036	**	5-10	\$8,100	
	Metal: Cage/Fence	40%	Now	\$14,100	2051	**	5	\$3,900	
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Low Roof Area Around Mechanical Equipment									
Roof									
	Asphalt Shingle	80%			2034	\$77,400	10	\$2,400	
	Roll Roofing	20%	Now	\$14,000	2033	\$23,300	5	\$3,000	
Blisters, Extent : Severe, Area Affected : 30%									
Location : Roof									
Deteriorated Finish, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Ponding, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Soffits									
	Wood	100%			2044	**	5		
Interior									
Floors									
	Carpet	94%	0-2	\$6,000	2030	\$119,800	3	\$10,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Community Room									
	Ceramic Tile	3%			2040	**	5	\$200	
	Vinyl Tile	3%	4+	\$1,800	2041	**	3	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Interior Offices - Book Carts Have Damaged Floors, Office Work Room, Staff Room									
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	90%	Now	\$34,000	LIFE	**	5	\$7,300	
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : At South And East Walls									
	Wood	8%	4+	\$5,700	LIFE	**	5	\$6,500	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Water Damage At Base Of Wood Walls In Children Reading Area									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	15%	0-2	\$900	2044	* *	5	\$700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Area, Work Room, Manager Office							
	Exposed Struc: Wood	80%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$3,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	20%			2051	* *			
	Iron Picket	80%			2066	* *			
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$2,800	2057	* *			
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Concrete Copings At Top Of Wall Need Caulking							
	Retaining Walls								
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$3,700	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$43,000	5		
	Raceway								
	Conduit	100%			2031	\$36,500	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	95%			2030	\$18,800	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$33,000	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

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

Lighting

Interior Lighting

Fluorescent

50%

2031

\$41,500

10

\$3,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent

1%

2026

\$800

10

\$100

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Electrical Room*

HID

45%

2031

\$33,500

10

\$100

Incandescent

4%

2026

\$3,900

2

Egress Lighting

Emergency, Battery

50%

2026

\$6,200

10

\$900

Exit, Service

50%

2026

\$1,300

1

Exterior Lighting

HID

20%

2026

\$6,900

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

10%

2026

\$1,400

1

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Generic

20%

2031

\$2,800

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Outside**Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

100%

2031

\$23,100

1

\$3,700

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$124,900	2	\$500	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$21,500	2	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$6,500	LIFE	* *	2-5	\$4,200	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : First Floor. Report Of Condensation Dripping Down Through The Supply Grid							
	Exhaust Fans								
	Interior	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	20%			2029	\$4,700	4		
		Other Observation, Extent : Light, Area Affected : 20% Location : Restroom Explanation : One 5 Gallon							
	Gas Fired	80%			2029	\$13,500	2		
		Other Observation, Extent : Light, Area Affected : 80% Location : Mechanical Room Explanation : One 40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : ROOSEVELT ISLAND BRANCH LIBRARY
Address : 504 MAIN STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0R04.000 / 15420 **Yr Built/Renovated** : 2021 /
Area Sq Ft : 15,743 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1373 **Lot** : 1 **BIN** : 1083215

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$75,200	\$75,200
Total	\$75,200	\$75,200
Importance Code A	\$75,200	\$75,200
Total	\$75,200	\$75,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,200			
Interior Architecture	\$100,800		\$200	\$1,200
Electrical	\$2,100	\$1,800	\$1,800	\$1,500
Mechanical	\$16,600	\$7,100	\$13,000	\$4,200
Total	\$154,700	\$8,900	\$15,000	\$6,900
Importance Code A	\$36,200	\$800	\$800	\$800
Importance Code B	\$88,600	\$8,100	\$14,200	\$5,100
Importance Code C	\$29,900			\$1,000
Total	\$154,700	\$8,900	\$15,000	\$6,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ROOSEVELT ISLAND BRANCH LIBRARY
Asset # : 15420

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Pre-Cast Concrete	90%			LIFE	* *	5	\$150,400	
	Window Wall	10%			2054	* *	5	\$9,600	
	Windows								
	Aluminum	100%			2050	* *	5	\$12,000	
	Parapets								
	Metal Panel	5%			2054	* *	5	\$900	
	Pre-Cast Concrete	95%			LIFE	* *	5	\$58,400	
	Roof								
	Single Ply Membrane	100%			2039	* *	10	\$20,800	
				Blisters, Extent : Light, Area Affected : 2%					
				Location : Library Roof					
	Soffits								
	Metal Panel	100%			2054	* *	5-10	\$18,100	
Interior									
	Floors								
	Ceramic Tile	2%			2043	* *	5	\$500	
	Cork Tile	98%	4+	\$46,100	2054	* *	5	\$10,100	
				Worn/Eroded, Extent : Moderate, Area Affected : 5%					
				Location : Near Exterior Doors					
	Interior Walls								
	Ceramic Tile	5%			2043	* *	5	\$2,000	
	Glass: Single Pane	85%			LIFE	* *	5	\$50,900	
	Gypsum Board	10%			LIFE	* *	5-10	\$6,800	
	Ceilings								
	AcousTileSusp.Lay-In	2%			2047	* *	5	\$400	
	Exposed Struc: Concrete	95%			LIFE	* *	5-10	\$26,600	
	Gypsum Board	3%			LIFE	* *	5-10	\$2,300	
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2060	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 300 Ampere Main Disconnect Switch							

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

NEW YORK PUBLIC LIBRARY - 035
ROOSEVELT ISLAND BRANCH LIBRARY
Asset # : 15420

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 75 Kilovolt Ampere 208/120 Volts Primary - 480 Volts Secondary							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2060	* *	5	\$400	
	Raceway								
	Conduit	100%			2060	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2056	* *	5		
	Molded Case Bkrs	95%			2056	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2060	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2051	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$1,900	
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	30%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Wall Perimeter Outside							
		Explanation : The Exterior Lighting The Church Will Be Responsible							
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors, Reading Areas, Inside And Outside The Building							
		Explanation : CCTV Surveillance Camera And Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2042	* *	1-3	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ROOSEVELT ISLAND BRANCH LIBRARY
Asset # : 15420

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$7,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 4 Wall Mounted Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%			2050	**	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	100%			2047	**	1	\$5,100	
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$1,000	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$25,600	
	Heat Rejection								
	Dry Cooler	100%			2039	**	2	\$11,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,900	
	Exhaust Fans								
	Roof	100%			2039	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2039	**	4	\$600	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$1,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Reduced Pressure Zone On Sprinkler Main								
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2032	\$32,100	2		
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	**	1-2	\$4,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ROOSEVELT ISLAND BRANCH LIBRARY
Asset # : 15420

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component		60%						
Generic		40%		2032	\$6,500	1-3	\$29,800	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Address : 515 MALCOLM X BOULEVARD @W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 37,963 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$122,300	\$81,400
Interior Architecture	\$54,400	\$311,100
Electrical	\$252,000	
Mechanical	\$99,100	\$256,300
Total	\$527,800	\$648,800
Importance Code A	\$122,300	\$81,400
Importance Code B	\$405,500	\$567,400
Total	\$527,800	\$648,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$64,000	\$42,100	\$9,200	
Interior Architecture	\$15,000	\$8,000	\$5,300	\$1,400
Electrical	\$1,000	\$29,800	\$1,100	\$700
Mechanical	\$28,200	\$19,900	\$19,800	\$18,200
Site Pavements	\$2,800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$120,900	\$109,700	\$45,300	\$30,200
Importance Code A	\$73,700	\$45,700	\$12,700	\$3,500
Importance Code B	\$46,500	\$64,000	\$32,600	\$26,700
Importance Code C	\$800			
Total	\$120,900	\$109,700	\$45,300	\$30,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%			LIFE	**	5	\$81,400	
Efflorescence, Extent : Moderate, Area Affected : 20%								
Location : East Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : 4th Floor Stacks And Stairwell From 135th Street								
Metal Panel	10%			2051	**	5-10	\$65,900	
Window Wall	5%	4+	\$12,600	2051	**	5	\$9,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Front Elevation								
Windows								
Aluminum	70%	Now	\$122,300	2039	**	5	\$4,300	
Air Infiltration, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 35%								
Location : East Facade. Soffits Above Windows At Offices And South Facing Transom Windows								
Weather Strip Missing, Extent : Severe, Area Affected : 50%								
Location : 2nd Floor Windows								
Glass Block	10%	Now	\$2,700	LIFE	**	5	\$800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Facade At Offices, 4th And 3rd Floor; 4th Floor Stack Area								
Metal Louvers	5%			2034	\$33,900	10	\$3,900	
Wood	15%			2047	**	5	\$18,500	
Parapets								
Masonry: Brick Cavity	65%	Now	\$13,600	LIFE	**	5	\$2,700	
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : West Facade Above Bay Window								
Metal Panel	5%			2051	**	5	\$800	
Metal Rail	25%	0-2	\$34,800	2051	**	5	\$7,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Parapets Above Langston Hughes Wing								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Parapets Above Langston Hughes Wing								
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Coping								
Roof								
Modified Bitumen	65%			2036	**	10	\$15,400	
Single Ply Membrane	35%			2036	**	10	\$8,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits									
Metal/Glass Curt Wall	100%			LIFE	**	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance Canopy									
Explanation : Steel Supports And Glass Insets									
Interior									
Floors									
Carpet	15%			2030	\$149,400	3	\$12,800		
Cast in Place Concrete	20%			LIFE	**	5	\$24,900		
Ceramic Tile	5%			2040	**	5	\$2,800		
Cork Tile	5%	Now	\$11,400	2041	**	5	\$1,200		
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Latimer Room									
Marble Panels	5%			LIFE	**	5	\$2,100		
Terrazzo	10%			LIFE	**	5	\$4,400		
Vinyl Tile	20%			2031	\$311,100	3	\$5,700		
Vinyl Tile	15%			2036	**	3	\$3,200		
Wood	5%			2046	**	5	\$5,300		
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$1,500		
Concrete Masonry Unit	20%			LIFE	**	5	\$2,400		
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor									
Gypsum Board	55%			LIFE	**	5	\$10,000		
Metal Panel	5%			LIFE	**				
Plaster	10%			LIFE	**	5	\$900		
Wood	5%			LIFE	**	5	\$6,000		
Ceilings									
AcousTileConcealSpLn	10%	Now	\$54,400	2051	**	5	\$3,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : 2nd Floor Manuscripts Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Manuscripts Area									
AcousTileConcealSpLn	15%			2036	**	5	\$10,700		
AcousTileSusp.Lay-In	20%			2044	**	5	\$11,400		
Exposed Struc: Concrete	25%			LIFE	**	5	\$2,200		
Exposed Struc: Steel	5%			LIFE	**				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Actually Metal Decking									
Gypsum Board	15%			LIFE	**	5	\$10,700		
Metal Panel	5%			LIFE	**	5	\$3,600		
Plaster	5%			LIFE	**	5	\$1,800		
Site Enclosure									

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2041	**			
	Iron Picket	40%			2051	**			
	Retaining Walls								
	Masonry: Brick	100%			2041	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	60%			2044	**			
	Pavers/Stone	40%			2040	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			
	Activity Yard								
	Pavers/Stone	100%	Now	\$2,800	2040	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Interior Courtyard								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2031	\$3,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Landmark Building							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room M A R B Building							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2031	\$21,500	5	\$100	
	Fused Disc Sw	50%			2051	* *	5	\$100	
Raceway									
	Conduit	60%			2031	\$21,900	1		
	Conduit	40%			2051	* *	1		
Panelboards									
	Fused Disc Sw	3%			2030	\$900	5		
	Fused Disc Sw	2%			2047	* *	5		
	Molded Case Bkrs	55%			2030	\$16,300	5	\$600	
	Molded Case Bkrs	40%			2047	* *	5	\$400	
Wiring									
	Thermoplastic	60%			2031	\$19,800	1		
	Thermoplastic	40%			2051	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Motor Controllers									
	Locally Mounted	10%			2044	**	5		
	Motor Control Center	80%			2044	**	5	\$800	
	Variable Frequency Drive	10%			2048	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$300	
	Generic	50%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	60%			2026	\$252,000	10	\$20,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	15%			2039	**	10	\$5,200	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Fluorescent	10%			2036	**	10	\$3,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2036	**	10	\$1,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	LED	10%			2039	**			
Egress Lighting									
	Emergency, Battery	30%			2036	**	10	\$2,700	
	Emergency, Battery	5%			2039	**	10	\$500	
	Emergency, Battery	15%			2031	\$9,500	10	\$1,400	
	Exit, LED	30%			2059	**	1		
	Exit, LED	10%			2066	**	1		
	Exit, Service	10%			2031	\$1,300	1		
Exterior Lighting									
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2036	**	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Surveillance Camera CCTV								

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2036

* *

1-3

\$4,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

15%

2031

\$17,600

1

\$2,800

*Other Observation, Extent : Light, Area Affected : 15%**Location : Part Of Air Conditioning Units**Explanation : 6 Units*

Steam Boiler

75%

2044

* *

1

\$28,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Steam Boiler

10%

Now

\$6,600

2044

* *

1

\$3,400

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Basement. Leaks Observed At Back Of Boiler No.2, Possibility Of Internal Crack Inside The Boiler*

Distribution

Hot Wtr Piping/Pump

15%

2047

* *

4

\$300

Steam Piping/Pump

85%

2041

* *

Terminal Devices

Air Handler

80%

2036

* *

1

\$18,800

Convactor/Radiator

20%

2044

* *

1

\$2,500

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

85%

2039

* *

1

\$15,000

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse Chillers**Recent Installation, Extent : N/A, Area Affected : 100%**Location : Penthouse*

Ext Pkg Unit -

15%

2031

\$94,800

2

\$400

Heating/Cooling

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr	65%			2051	**	4	\$1,200	
	Pipe/Pump								
	Ductwork/Diffusers	20%	0-2	\$99,100	LIFE	**	2	\$9,900	
Inadequate Supply, Extent : Moderate, Area Affected : 100%									
Location : 3rd Floor Cooling Not Sufficient, Improper Air Balance									
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2036	**	1	\$23,500	
Heat Rejection									
	Water Cooling Tower	85%			2032	\$161,500	2	\$32,500	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,200	
Exhaust Fans									
	Interior	45%			2036	**	2	\$500	
	Roof	55%	Now	\$8,000	2031	\$40,100	2	\$500	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof. Five Roof Exhaust Fans Not Working Due To Multiple Mechanical, Electrical Defects									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
HW Heat Exchanger									
	Steam Fired	100%			2051	**	4	\$3,800	
Sanitary Piping									
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$1,200	LIFE	**	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2025	\$1,200	4	\$1,200	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : Two Units									

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Asset # : 1925

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2051	* *	1-5	\$9,600	
Sprinkler									
	No Component	50%							
	Generic	50%			2051	* *	1-2	\$5,300	
Fire Pump									
	Generic	100%			2040	* *	1	\$7,100	

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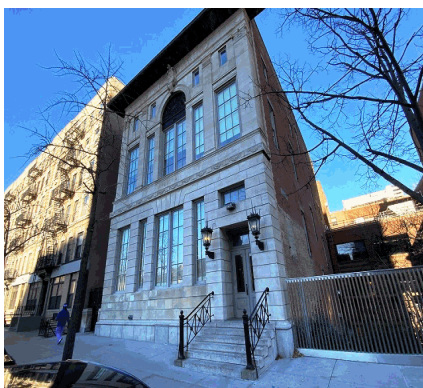
Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.
Address : 103 W 135TH STREET @ MALCOLM X BOULEVARD
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Dec-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$941,000	\$219,800
Interior Architecture		\$56,900
Electrical		\$528,400
Mechanical	\$859,100	\$206,700
Total	\$1,800,100	\$1,011,800
Importance Code A	\$941,000	\$346,900
Importance Code B	\$859,100	\$608,000
Importance Code C		\$56,900
Total	\$1,800,100	\$1,011,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$2,200	\$36,100
Interior Architecture	\$28,800	\$39,200	\$5,500	\$8,400
Electrical	\$2,600	\$3,000	\$3,100	\$37,600
Mechanical	\$2,200	\$2,500	\$13,300	\$4,100
Site Enclosure				
Site Pavements	\$4,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$42,400	\$48,600	\$28,000	\$90,200
Importance Code A	\$1,400	\$1,400	\$3,600	\$37,500
Importance Code B	\$7,400	\$47,300	\$20,400	\$52,600
Importance Code C	\$33,700		\$4,100	
Total	\$42,400	\$48,600	\$28,000	\$90,200



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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$524,100	LIFE	**	5	\$58,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Alley Facade							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Masonry: Limestone	30%	Now	\$214,800	LIFE	**	5	\$18,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Windows								
Wood	100%			2041	**	5	\$172,100	
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$4,200	
Masonry: Limestone	5%			LIFE	**	5	\$1,300	
Metal Cornice	25%			2048	**	10	\$17,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Facade							
	Explanation : This Component Is Actually Copper Cornice							
Metal Rail	50%			2046	**	5-10	\$191,200	
Roof								
Cement - Fiber Panel	25%			2042	**	5	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sloped Roof							
	Explanation : Composite Roofing To Represent Clay Tile							
Modified Bitumen	75%			2038	**	10	\$19,000	
Soffits								
Copper/Terne	100%			2053	**	10	\$6,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof Overhang							
	Explanation : Roof Overhang							
Interior								
Floors								
Carpet	20%			2032	\$214,100	3	\$16,700	
Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
Ceramic Tile	5%			2042	**	5	\$2,800	
Sheet Vinyl/Rubber	20%			2038	**	5	\$16,700	
Vinyl Tile	15%			2038	**	3	\$3,100	
Wood	35%			2061	**	5	\$36,600	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$8,200	
Gypsum Board	58%	0-2	\$28,800	LIFE	**	5	\$56,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : 1st Floor Near Steps To Main Building Lobby							
Plaster	35%			LIFE	**	5	\$17,200	
Wood	2%			LIFE	**	5	\$13,100	

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NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	25%			2046	* *	5	\$17,400	
	AcousTileSusp.Lay-In	20%			2046	* *	5	\$11,100	
	Exposed Struc: Steel	20%			LIFE	* *			
	Gypsum Board	35%			LIFE	* *	5	\$24,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	80%			2033	\$6,600			
	Iron Picket	20%			2053	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2053	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$4,800	2038	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 40%								
	Location : Alley								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$8,200	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,200 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2033	\$47,100	5	\$100	
Raceway									
	Conduit	90%			2033	\$36,000	1		
	Conduit	10%			2053	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2041	* *	5	\$700	
Wiring									
	Thermoplastic	80%			2033	\$28,900	1		
	Thermoplastic	20%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$77,800	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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**NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.**

Asset # : 2824

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

Lighting

Interior Lighting
Fluorescent

95%
2033 \$317,300 10 \$24,000
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout

Incandescent

5%
2033 \$19,500 2
Other Observation, Extent : N/A, Area Affected : 100%
Location : Third Floor
Explanation : Downlights And Track Lights

Egress Lighting

Emergency, Battery
Exit, LED

50% 2033 \$25,100 10 \$3,300
50% 2048 * * 1

Exterior Lighting

HID
No Component

25% 2028 \$34,900 10
75%

Alarm

Security System

Generic

100% 2033 \$56,200 1 \$10,300

Fire/Smoke Detection

Generic, Digital

100% 2033 \$77,200 1-3 \$17,000

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

Heating

Energy Source

Natural Gas

100% 2053 * * 1

Conversion Equipment

Furnace

60% 2038 * * 1 \$8,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof Air Conditioning Units
Explanation : 2 Units

Hot Water Boiler

40% 2031 \$127,100 1 \$5,500

Distribution

Hot Wtr Piping/Pump
No Component

20% 2032 \$13,100 4 \$300
80%

Terminal Devices

Convactor/Radiator
No Component

20% 2046 * * 1 \$1,800
80%

Controls

Digital

100% 2028 \$859,100
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout
Explanation : Connected To System At Main Schomburg Building

Air Conditioning

Energy Source

Electricity

100% 2049 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	85%			2038	* *	2	\$1,400	
	Split Unit	15%			2038	* *			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$35,800	
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
	Exhaust Fans								
	Interior	60%			2033	\$79,600	2	\$500	
	Roof	40%			2033	\$23,200	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2038	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$25,700	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 25 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 3rd Floor; Located In Langston Hughes Hall					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2053	* *	1-5	\$6,900	
	Sprinkler								
	No Component	75%							
	Generic	25%			2043	* *	1-2	\$1,900	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SEDGWICK BRANCH LIBRARY
Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.
Borough : BRONX **Agency's Number** : S03
Program / Asset # : NPL0S03.000 / 13365 **Yr Built/Renovated** : 1951 / 2000
Area Sq Ft : 7,360 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2878 **Lot** : 224 **BIN** : 2009005

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,100	\$7,200	\$1,600	
Interior Architecture	\$14,200	\$5,500	\$29,800	
Electrical	\$200	\$7,000	\$300	\$200
Mechanical	\$500	\$1,000	\$3,800	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$38,900	\$24,600	\$39,400	\$5,100
Importance Code A	\$20,300	\$7,700	\$1,800	\$500
Importance Code B	\$4,800	\$16,800	\$37,700	\$4,600
Importance Code C	\$13,900			
Total	\$38,900	\$24,600	\$39,400	\$5,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cement - Fiber Panel	35%	2-4	\$15,900	2036	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Cracking Evident At Face Of Panels Along Side Wall									
	Concrete Masonry Unit	50%			LIFE	**	5	\$7,900	
	Metal Panel	15%			2051	**	5-10	\$25,900	
Deformed/Dented, Extent : Light, Area Affected : 5%									
Location : Rotunda Structure									
Windows									
	Aluminum	100%			2047	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$1,000	
	Metal Panel	3%			2051	**	5	\$200	
	Metal Rail	25%	Now	\$1,600	2044	**	5	\$3,300	
Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%									
Location : Attached To Roof Parapet									
	Pre-Cast Concrete	2%			LIFE	**	5	\$200	
	Stucco Cement	25%			2044	**	5	\$1,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor									
Explanation : This Component Is Actually Cement Fiber Board.									
Roof									
	Metal Panel	10%	Now	\$900	2044	**			
Debris Present, Extent : Severe, Area Affected : 2%									
Location : Entrance Canopy Drain Clogged With Debris									
	Modified Bitumen	90%	4+	\$1,800	2036	**			
Debris Present, Extent : Moderate, Area Affected : 2%									
Location : Rotunda Roof									
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	15%			2027	\$29,000	3	\$2,500	
	Ceramic Tile	5%			2040	**	5	\$600	
	Traffic Topping	80%			2036	**	5	\$11,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$500	
	Concrete Masonry Unit	70%	4+	\$13,600	LIFE	**	5	\$2,900	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Stair Well 2nd Floor									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Stair Well 2nd Floor									
	Gypsum Board	20%			LIFE	**	5	\$1,300	
	Metal: Cage/Fence	5%			LIFE	**			

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Interior**Ceilings**

AcousTileSusp.Lay-In	10%		2044	**	5	\$1,100	
Exposed Struc: Steel	85%		LIFE	**			
Gypsum Board	5%		LIFE	**	5	\$700	

Site Enclosure**Fence/Gates**

Iron Picket	100%		2066	**			
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Site Pavements**Public Sidewalk**

Cast in Place Concrete	100%		2044	**			
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On-Site Walkways

Cast in Place Concrete	100%		2044	**			
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Activity Yard

Cast in Place Concrete	100%		2044	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts**Service Equipment**

Fused Disc Sw	100%		2051	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 600 Amperes.***Switchgear / Switchboard**

Fused Disc Sw	100%		2051	**	5		
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Raceway

Conduit	100%		2051	**	1		
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Panelboards

Molded Case Bkrs	100%		2047	**	5	\$200	
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Wiring

Thermoplastic	100%		2051	**	1		
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Ground**Grounding Devices**

Generic	100%		LIFE	**	5	\$100	
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Lighting**Interior Lighting**

Fluorescent	90%		2036	**	10	\$6,100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : Compact Fluorescent Lights*

Fluorescent	10%		2036	**	10	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Community Room**Explanation : T-8 Lamps*

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Lighting

Egress Lighting

Exit, LED

100%

2059

* *

1

Alarm

Security System

No Component

30%

Generic

70%

2036

* *

1

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Camera*

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

Heating

Energy Source

Electricity

50%

2051

* *

1

*Other Observation, Extent : Light, Area Affected : 50%**Location : Both Floors**Explanation : For Electric Baseboard Radiators*

Natural Gas

50%

2051

* *

1

Conversion Equipment

Furnace

50%

2036

* *

1

\$1,800

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Roof**Explanation : 2 Units Forced Air Furnace With Cooling Ability On The Roof*

Radiant Heater

50%

2036

* *

2

\$1,700

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,100

Terminal Devices

Air Handler

50%

2036

* *

1

\$2,300

Convactor/Radiator

50%

2044

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Ext Pkg Unit -

90%

2036

* *

2

\$400

Heating/Cooling

Split Unit

10%

2036

* *

Distribution

Ductwork/Diffusers

90%

LIFE

* *

2

\$8,600

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,100

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	5%			2031	\$700	2		
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
		Explanation : 3 Unit Exhaust Fans On Roof							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater With Tanks								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003
Area Sq Ft : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$531,500	\$135,300
Interior Architecture		\$191,000
Mechanical		\$420,800
Total	\$531,500	\$747,100
Importance Code A	\$531,500	\$135,300
Importance Code B		\$611,800
Total	\$531,500	\$747,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$92,100	\$3,100	\$3,000	
Interior Architecture	\$22,800	\$700	\$2,200	\$2,700
Electrical	\$700	\$500	\$21,000	\$800
Mechanical	\$22,500	\$2,500	\$3,200	\$2,600
Site Enclosure	\$3,800			
Site Pavements	\$10,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,000	\$10,800	\$33,400	\$10,100
Importance Code A	\$93,000	\$4,100	\$4,000	\$1,000
Importance Code B	\$57,500	\$6,700	\$29,400	\$9,200
Importance Code C	\$5,500			
Total	\$156,000	\$10,800	\$33,400	\$10,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	8%	2-4	\$44,200	2037	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
Masonry: Brick	42%	2-4	\$133,300	LIFE	**	5	\$32,700	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Former Party Wall. East Facade							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 20%							
	Location : East Broadway Elevation							
Masonry: Brick	20%			LIFE	**	5	\$15,600	
Masonry: Granite	5%			LIFE	**	5	\$2,900	
Masonry: Limestone	25%	Now	\$113,800	LIFE	**	5	\$14,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Window Sill At 3rd Floor							
Windows								
Metal Clad	15%			2031	\$56,800	5	\$6,200	
Wood	85%	Now	\$195,400	2057	**	5	\$28,200	1
	Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
	Location : WIndow Rails, Trims And Glazing Lites							
	Unit Inoperable, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Parapets								
Copper/Terne	5%			2052	**	5	\$800	
Masonry: Brick	10%	0-2	\$800	LIFE	**	5	\$300	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : East Facade							
Masonry: Limestone	77%	0-2	\$89,000	LIFE	**	5	\$3,000	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : Parapet Walls							
	Staining/Discoloring, Extent : Light, Area Affected : 20%							
	Location : Decorative Cornice							
Metal Panel	3%			2052	**	5	\$400	
Metal Rail	5%			2037	**	5-10	\$2,800	
Roof								
Metal Panel	3%			2037	**	10	\$700	
Roll Roofing	97%	Now	\$47,100	2034	\$78,400	5	\$10,200	
	Blisters, Extent : Severe, Area Affected : 70%							
	Location : Main Roof							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
	Location : Main Roof							
	Seams Open/Split, Extent : Severe, Area Affected : 10%							
	Location : Main Roof							

Interior

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,200	
	Ceramic Tile	5%			2041	**	5	\$1,500	
	Marble Panels	5%	0-2	\$9,600	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Second Floor Stair Treads And Staff Entry Vestibule									
	Sheet Vinyl/Rubber	10%			2032	\$191,000	5	\$4,400	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	73%	2-4	\$11,800	2037	**	3	\$8,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Baement Areas									
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$2,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	85%			LIFE	**	5	\$14,700	
	Wood	5%			LIFE	**	5	\$11,500	
Ceilings									
	Exposed Struc: Concrete	15%			LIFE	**	5	\$700	
	Plaster	70%			LIFE	**	5	\$12,900	
	Plaster	15%			LIFE	**	5	\$2,800	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	15%			2052	**			
	Chain Link	10%			2042	**			
	Iron Picket	75%	4+	\$3,800	2052	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Perimeter Fencing									
Free Standing Walls									
	Masonry: Brick	100%			2052	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2042	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : North, West And South Perimeter Walls									
Explanation : This Element Actually Granite Blocks									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	55%	0-2		2037	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Refuse Storage Area Adjacent To Street, Areaway At Front									
	Masonry: Granite	45%	0-2	\$200	LIFE	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Stair Landing At Staff Entrance									

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

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

Site Pavements

Activity Yard

Cast in Place Concrete	100%	2-4	\$10,000	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Off East Broadway Entrance</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2052	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3 Vertical Sections</i>								

Raceway

Conduit	100%			2052	**	1		
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Panelboards

Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$500	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2045	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	85%			2037	**	10	\$15,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	10%			2037	**	10	\$1,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fluorescent	5%			2037	**	10	\$900	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								

Egress Lighting

Emergency, Battery	50%			2037	**	10	\$2,400	
Exit, Service	50%			2037	**	1		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%			2037	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas And Hallways					
				Explanation : CCTV Surveillance Cameras					
	Generic	10%			2037	* *	1	\$700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas And Hallways And Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	70%			2032	\$42,500	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Hot Water Boiler	30%			2045	* *	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Brand New Unit							
	Distribution								
	Hot Wtr Piping/Pump	30%			2040	* *	4	\$300	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	30%			2037	* *	1	\$1,900	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%			2032	\$262,100	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units. R-22							
	Split Unit	15%			2032	\$69,500			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 6 Units. R-22							
	Window/Wall Unit	5%			2025	\$3,700	1		
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2032	\$89,200	1	\$1,000	
	No Component	85%							
Heat Rejection									
	Evaporative Condenser	15%			2032	\$15,400	2	\$2,100	
	No Component	85%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$17,100	LIFE	* *	2-5	\$11,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2032	\$37,800	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
Sprinkler									
	No Component	80%							
	Generic	20%			2042	* *	1-2	\$1,100	
Fire Pump									
	Generic	100%			2035	* *	1	\$3,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SEWARD PARK BRANCH LIBRARY
Asset # : 4228

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.
Borough : BRONX Agency's Number : S05
Program / Asset # : NPL0S05.000 / 13367 Yr Built/Renovated : 1973 / 1999
Area Sq Ft : 11,861 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Mar-2020 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3558 Lot : 14 BIN : 2021838

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical	\$111,500	
Mechanical		\$401,500
Total	\$111,500	\$401,500
Importance Code B	\$111,500	\$401,500
Total	\$111,500	\$401,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,300	\$36,800		
Interior Architecture	\$35,400			\$3,000
Electrical	\$400	\$31,100	\$400	\$300
Mechanical	\$1,900	\$3,500	\$3,100	\$3,700
Total	\$80,000	\$71,400	\$3,500	\$7,000
Importance Code A	\$42,900	\$37,600	\$600	\$600
Importance Code B	\$37,100	\$33,900	\$2,900	\$6,400
Importance Code C				
Total	\$80,000	\$71,400	\$3,500	\$7,000



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,500	
Masonry: Granite	45%	4+	\$42,300	LIFE	**	5	\$5,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Metal Panel	10%			2051	**	5-10	\$11,100	
Windows								
Aluminum	100%			2039	**	5	\$1,600	
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Covered With Roof Membrane								
Metal Panel	40%			2051	**	5	\$5,600	
Roof								
Modified Bitumen	100%			2036	**	10	\$31,000	
Soffits								
Stucco Cement	100%			2044	**	5		
Interior								
Floors								
Mosaic Tile	2%			2044	**	5	\$900	
Terrazzo	2%			LIFE	**	5	\$300	
Vinyl Tile	96%	4+	\$23,300	2036	**	3	\$6,400	
Uneven Substrate, Extent : Light, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Corridors								
Interior Walls								
Concrete Masonry Unit	97%			LIFE	**	5	\$3,700	
Glass: Single Pane	1%			LIFE	**	5	\$100	
Metal Panel	1%			LIFE	**			
Granite Panels	1%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	85%	4+	\$12,000	2044	**	5	\$9,400	
Broken/Missing Elements, Extent : Light, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2048	**	5	\$1,800	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Community Room								
Gypsum Board	5%			LIFE	**	5	\$1,100	
Site Enclosure								
Fence/Gates								
Chain Link	80%			2051	**			
Iron Picket	20%			2066	**			

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

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2044	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soundview Avenue</i>								

On-Site Walkways

Cast in Place Concrete	70%		2044	**				
Masonry: Brick	30%		2041	**				

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2031	\$43,000	5	\$300		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Service Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%		2031	\$43,000	5	\$300		
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Raceway

Conduit	95%		2031	\$34,700	1			
Conduit	5%		2057	**	1			

Panelboards

Fused Disc Sw	5%		2030	\$1,000	5			
Molded Case Bkrs	20%		2047	**	5	\$100		
Molded Case Bkrs	65%		2030	\$12,900	5	\$200		
Molded Case Bkrs	10%		2053	**	5			

Wiring

Thermoplastic	75%		2031	\$24,700	1			
Thermoplastic	5%		2057	**	1			
Thermoplastic	20%		2051	**	1			

Motor Controllers

Locally Mounted	50%		2029	\$23,700	5			
Locally Mounted	50%		2044	**	5			

Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$200		
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Lighting

Interior Lighting

Fluorescent	85%		2026	\$111,500	10	\$9,200		
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	10%		2036	**	10	\$1,100		
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Reading Area And Entrance Lobby</i>								

LED	5%		2039	**				
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,400	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	30%			2026	\$16,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	* *	1	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas And Outside								
	Explanation : CCTV Surveillance Camera System								
	Generic	10%			2026	\$2,200	1	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exit Doors								
	Explanation : Intrusion Alarm								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2039	* *	1-3	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor And Basement								
	Explanation : Smoke Detector, Stobes, Bell, Horn, Pull Box Station And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	20%			2044	* *	1	\$1,200	
	Hot Water Boiler	80%			2036	* *	1	\$4,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2031	\$173,400	1	\$5,500	
	Compr/Chiller								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : R-407								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$228,100	1	\$7,300	

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	100%			2036	* *	2	\$8,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
	Exhaust Fans								
	Roof	10%			2036	* *	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Roof	10%			2031	\$2,300	2		
	No Component	80%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Air Handling Unit Serves Library For Ventilation Purposes							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : No Sump Pump Observed							
Fixtures									
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : SPUYTEN DUYVIL BRANCH LIBRARY
Address : 650 WEST 235TH ST. @ INDEPENDENCE AVE.
Borough : BRONX **Agency's Number** : S06
Program / Asset # : NPL0S06.000 / 13368 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5915 **Lot** : 70 **BIN** : 2085867

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$121,100	
Electrical	\$78,800	
Mechanical	\$322,100	
Total	\$522,000	
Importance Code B	\$522,000	
Total	\$522,000	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,800	\$22,100	\$2,100	
Interior Architecture			\$208,100	
Electrical	\$300	\$39,300	\$200	\$200
Mechanical	\$4,100	\$23,700	\$4,300	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,100	\$89,000	\$218,600	\$6,400
Importance Code A	\$35,100	\$22,600	\$2,500	\$400
Importance Code B	\$8,000	\$66,500	\$216,100	\$6,000
Importance Code C				
Total	\$43,100	\$89,000	\$218,600	\$6,400



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

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
	Masonry: Brick	2%			LIFE	**	5	\$200	
	Metal Panel	3%			2041	**	5-10	\$2,300	
	Pre-Cast Concrete	85%	Now	\$34,800	LIFE	**	5	\$31,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Facades									
Windows									
	Aluminum	100%			2047	**	5	\$4,200	
Parapets									
	Metal Panel	100%			2051	**	5	\$1,500	
Roof									
	Copper/Terne	10%			2059	**	10	\$5,800	
	IRMA/Protected Membrane	90%			2036	**	10	\$20,700	
Interior									
Floors									
	Carpet	90%			2027	\$202,300	3	\$17,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Mosaic Tile	5%			2044	**	5	\$1,600	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,900	
	Glass: Single Pane	5%			LIFE	**	5	\$300	
	Gypsum Board	5%			LIFE	**	5	\$300	
Ceilings									
	AcousTileConcealSpLn	95%	0-2	\$121,100	2051	**	5	\$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Lunch Room, Throughout Library									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 400 Ampere Main Disconnect Switch						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
	Raceway								
	Conduit	95%			2031	\$34,700	1		
	Conduit	5%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	95%			2030	\$18,800	5	\$200	
	Wiring								
	Thermoplastic	95%			2031	\$31,300	1		
	Thermoplastic	5%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2026	\$78,800	10	\$6,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-12 Lamps						
	Incandescent	5%			2026	\$4,800	2		
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Emergency, Battery	50%			2026	\$6,200	10	\$900	
	Exterior Lighting								
	HID	30%			2026	\$10,400	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$4,200	1	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Reading Area And Exit Doors						
			Explanation : Intrusion Alarm And Motion Sensor						
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2026	\$5,800	1-3	\$1,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Bell, Pull Box Station And Fire Alarm Panel						

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
	Terminal Devices								
	Air Handler	50%			2026	\$69,900	1	\$2,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Convector/Radiator	50%			2044	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2026	\$109,600	1	\$3,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2026	\$142,500	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2026	\$21,500	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
	Exhaust Fans								
	Roof	80%			2036	**	2	\$200	
	Roof	20%	Now	\$2,900	2041	**	2		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Rooftop							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$200	
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$100	2031	\$2,400	4	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : ST. AGNES BRANCH LIBRARY
Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.
Borough : MANHATTAN **Agency's Number** : S01
Program / Asset # : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009
Area Sq Ft : 19,292 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 19-May-2021 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$209,100	\$108,600
Interior Architecture	\$121,600	
Mechanical		\$290,700
Total	\$330,600	\$399,300
Importance Code A	\$209,100	\$108,600
Importance Code B	\$121,600	\$290,700
Total	\$330,600	\$399,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,400		\$5,900	\$28,300
Interior Architecture	\$2,300	\$1,900	\$300	\$300
Electrical	\$600	\$500	\$20,600	\$800
Mechanical	\$1,800	\$1,800	\$3,300	\$2,300
Site Enclosure	\$6,400			
Site Pavements	\$2,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,600	\$8,200	\$34,000	\$35,700
Importance Code A	\$25,300	\$1,000	\$6,900	\$29,300
Importance Code B	\$7,800	\$6,100	\$27,100	\$6,500
Importance Code C	\$8,500	\$1,200		
Total	\$41,600	\$8,200	\$34,000	\$35,700



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%	Now	\$209,100	LIFE	**	5	\$23,400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
	Location : Rear West Facade								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Rear West Facade								
	Masonry: Limestone	50%			LIFE	**	5	\$19,500	
	Metal Panel	5%			2052	**	5-10	\$17,900	
Windows									
	Metal Louvers	5%			2035	**	10	\$1,900	
	Wood	95%			2048	**	5	\$56,600	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$1,700	
	Masonry: Limestone	25%			LIFE	**	5	\$1,100	
	Metal Panel	15%			2052	**	5	\$2,000	
	Metal Rail	5%			2045	**	5-10	\$3,100	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof									
	Modified Bitumen	85%	Now	\$10,900	2032	\$108,600			
	Seams Open/Split, Extent : Severe, Area Affected : 10%								
	Location : Seams And Corners On Upper And Lower Roofs								
	Skylight, Metal/Glass	5%			2052	**	10	\$1,800	
	Sloped Glazing	10%	4+	\$9,700	LIFE	**	5	\$14,400	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Upper North East Corner Of Sloped Plane								
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$10,300	
	Ceramic Tile	5%			2041	**	5	\$1,600	
	Marble Panels	5%			LIFE	**	5	\$1,200	
	Panel/Paver: Bluestone	3%			LIFE	**	5	\$700	
	Terrazzo	4%			LIFE	**	5	\$1,000	
	Vinyl Tile	8%			2037	**	3	\$1,300	
	Wood	60%	Now	\$121,600	2047	**	5	\$17,600	
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	25%			LIFE	**	5	\$6,900	
	Plaster	60%			LIFE	**	5	\$8,300	
	Wood	5%			LIFE	**	5	\$9,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

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

Interior

Ceilings

AcousTileSusp.Lay-In	2%			2037	**	5	\$600	
Exposed Struc: Concrete	2%	Now	\$2,000	LIFE	**	5	\$100	

Exposed Reinforcement, Extent : Severe, Area Affected : 10%

Location : Vault Area Under Sidewalk

Gypsum Board	25%			LIFE	**	5	\$9,800	
Plaster	46%			LIFE	**	5	\$9,000	
Plaster	25%			LIFE	**	5	\$4,900	

Site Enclosure

Fence/Gates

Chain Link	50%	Now	\$6,400	2062	**			
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Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Rear Yard. Fence Posts Misaligned, Curbing Is Cracked, Crumbling

Iron Picket	50%			2067	**			
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Site Pavements

On-Site Walkways

Cast in Place Concrete	50%			2045	**			
Masonry: Granite	50%	Now	\$2,100	LIFE	**			

Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%

Location : Entry Landing, Ramp And Stairs

Activity Yard

Cast in Place Concrete	100%			2030				
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2052	**	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2052	**	5	\$100	
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Raceway

Conduit	100%			2052	**	1		
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Panelboards

Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$500	

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

Locally Mounted	100%			2045	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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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.*

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2037	* *	10	\$2,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Basement							
	Fluorescent	85%			2037	* *	10	\$15,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,300	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	20%			2037	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2037	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas		100%		2052	* *	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	40%			2032	\$26,100	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	60%			2045	**	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement, Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2048	**	4	\$600	
	No Component	40%							
Terminal Devices									
	Air Handler	30%			2037	**	1	\$3,600	
	Convactor/Radiator	30%			2045	**	1	\$1,900	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2033	\$198,800	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 4th Floor Penthouse							
	Exterior Pkg Unit - Cooling	40%			2032	\$91,900	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 2 Rooftop Package Units.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,800	
	Exhaust Fans								
	Interior	40%			2037	**	2	\$200	
	Roof	60%			2032	\$24,400	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$4,200	4	\$400	
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035

ST. AGNES BRANCH LIBRARY

Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	75%							
	Generic	25%			2052		* *	1-2	\$1,400

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

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

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.
Borough : STATEN ISLAND **Agency's Number** : S02
Program / Asset # : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986
Area Sq Ft : 25,029 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jan-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 5 **Lot** : 74 **BIN** : 5000030

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$543,700	
Interior Architecture	\$153,900	\$153,800
Electrical	\$27,700	
Mechanical	\$110,000	\$905,700
Total	\$835,300	\$1,059,600
Importance Code A	\$543,700	
Importance Code B	\$240,900	\$1,059,600
Importance Code C	\$50,700	
Total	\$835,300	\$1,059,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,600			
Interior Architecture	\$544,300	\$700		\$14,000
Electrical	\$500	\$800	\$71,900	\$500
Mechanical	\$29,900	\$8,300	\$16,000	\$7,700
Site Enclosure	\$1,300			
Site Pavements	\$5,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$633,000	\$17,700	\$95,800	\$30,100
Importance Code A	\$44,900	\$1,200	\$1,200	\$1,200
Importance Code B	\$556,000	\$16,500	\$94,600	\$28,900
Importance Code C	\$32,200			
Total	\$633,000	\$17,700	\$95,800	\$30,100



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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	55%			LIFE	* *	5	\$18,300	
	Masonry: Granite	5%			LIFE	* *	5	\$1,200	
	Masonry: Limestone	35%	0-2	\$90,900	LIFE	* *	5	\$8,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : At Wall Penetrations									
	Under Construction	5%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location :									
Explanation : Exterior Piping Scaffolding At Perimeter Of Building									
Windows									
	Metal Louvers	5%			2035	* *	10	\$2,600	
	Wood	25%	2-4	\$24,400	2040	* *	5	\$10,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows. Original Building									
Glazing Clouded, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows. Original Building									
	Wood	25%	0-2	\$4,200	2040	* *	5	\$10,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Windows. 1950s Addition									
	Under Construction	45%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location :									
Explanation : Exterior Piping Scaffolding At Perimeter Of Building									
Parapets									
	Masonry: Limestone	15%	2-4	\$1,000	LIFE	* *	5	\$100	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Flat Roof. 1980s Addition									
	Under Construction	85%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location :									
Explanation : Exterior Piping Scaffolding At Perimeter Of Building									

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	7%	0-2	\$11,400	2047	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Dormer Vents							
	Skylight, Metal/Glass	3%			2052	**	10	\$3,100	
	Slate	70%	Now	\$452,800	LIFE	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Throughout Pitched Roof And Downspouts							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%							
		Location : Internal Gutters. 1960s Addition							
		Loose Units, Extent : Severe, Area Affected : 15%							
		Location : Throughout Pitched Roof							
	Under Construction	20%							
Interior									
Floors									
	Carpet	75%	Now	\$492,400	2034	\$492,400	3	\$42,100	
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Basement Level							
	Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
	Vinyl Tile	15%			2032	\$153,800	3	\$2,100	
	Not Accessible	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Under Construction Temporary Wall							
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Glass: Single Pane	2%			LIFE	**	5	\$700	
	Gypsum Board	40%	Now	\$24,300	LIFE	**	5	\$10,500	
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Throughout Interior Walls							
	Plaster	48%	Now	\$50,700	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Second Floor Various Location							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Auditorium, Shipping / Receiving Area, 1st Floor Reading Room							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	\$6,000	
Exposed Struc: Wood	35%	Now	\$23,500	LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : East And West Walls							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Under Construction							
Gypsum Board	50%	Now	\$103,200	LIFE	* *	5	\$24,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement Level Various Locations							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Basement Level, Staff Room, Reference Room, Receiving Area							
Site Enclosure								
Fence/Gates								
Iron Picket	90%	0-2	\$1,300	2067	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Railings							
Not Accessible	10%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Under Construction							
Retaining Walls								
Not Accessible	100%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location :							
	Explanation : Under Construction							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$5,500	2037	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Americans With Disabilities Act Ramp							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Entrance Ramp. Full Replacement Required							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$43,000	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 800 Amperes In The Switchboard									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2032	\$36,500	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,500	5		
	Molded Case Bkrs	95%			2031	\$28,200	5	\$600	
Wiring									
	Thermoplastic	100%			2032	\$33,000	1		
Motor Controllers									
	Motor Control Center	20%			2030	\$10,800	5	\$100	
	No Component	80%							
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	5%			2027	\$13,800	10	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Attic								
	Explanation : Compact Fluorescent Light Fixtures								
	Fluorescent	85%			2037	* *	10	\$19,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2027	\$13,800	10	\$1,100	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Fluorescent	5%			2037	* *	10	\$1,100	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Children Reading Room								
Egress Lighting									
	Emergency, Battery	50%			2027	\$20,800	10	\$3,000	
	Exit, LED	25%			2035	* *	1		
	Exit, Service	25%			2027	\$2,100	1		
Exterior Lighting									
	HID	20%			2032	\$23,100	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2027	\$9,300	1	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Inside And Outside The Building								
	Explanation : CCTV Surveillance Cameras And Intrusion Alarm System								

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2027

\$12,800

1-3

\$3,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2052

* *

1

\$12,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Cellar**Explanation : 1 Brand New Unit*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$2,700

2040

* *

4

\$1,200

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Boiler Room*

Terminal Devices

Air Handler

50%

2032

\$233,400

1

\$7,700

Convactor/Radiator

5%

2030

\$10,100

1

\$400

Fan Coil Unit/Heat

45%

2037

* *

1

\$3,600

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Reciprocating

90%

0-2

\$6,600

2032

\$329,300

1

\$9,400

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 90%**Location : Court Yard**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Court Yard**Explanation : Insulation Is Deteriorating*

Window/Wall Unit

10%

2027

\$9,400

1

Distribution

CW & CHW Wtr

100%

2042

* *

4

\$1,900

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

50%

2032

\$240,600

1

\$7,700

Fan Coil - 4 Pipe

40%

2037

* *

1

\$3,200

No Component

10%

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

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Heat Rejection							
	Dry Cooler	90%		2032	\$102,400	2	\$15,700	
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$14,000	
	Exhaust Fans							
	Interior	100%		2027	\$110,000	2	\$800	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2042	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2025	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	40%		LIFE	* *	1		
	No Component	60%						
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	60%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Basement To 2nd Floor							
	Explanation : 1 Unit							
	Hydraulic	40%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : 1st To 2nd Floor							
	Explanation : 1 Unit							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND **Agency's Number** : S07
Program / Asset # : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013
Area Sq Ft : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$102,900	\$50,400
Site Pavements	\$181,000	
Total	\$283,800	\$50,400
Importance Code A	\$102,900	\$50,400
Importance Code B	\$181,000	
Total	\$283,800	\$50,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$6,000		\$56,900
Interior Architecture	\$39,300	\$900	\$800	\$4,400
Electrical	\$1,200	\$1,300	\$1,400	\$1,300
Mechanical	\$3,300	\$2,700	\$4,200	\$2,700
Total	\$43,800	\$11,000	\$6,400	\$65,300
Importance Code A	\$600	\$6,700	\$600	\$57,500
Importance Code B	\$43,100	\$4,400	\$5,400	\$7,700
Importance Code C			\$300	
Total	\$43,800	\$11,000	\$6,400	\$65,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	Now	\$102,900	LIFE	**	5	\$6,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical And Storage Room In Basement									
	Masonry: Limestone	5%			LIFE	**	5	\$900	
	Metal Panel	40%			2053	**	5-10	\$69,300	
	Window Wall	25%			2053	**	5	\$23,600	
	Wood	5%			2038	**	5	\$6,300	
Windows									
	Aluminum	65%			2049	**	5	\$2,200	
	Wood	35%			2041	**	5	\$12,100	
Roof									
	Copper/Terne	5%			2061	**	10	\$3,700	
	Modified Bitumen	60%			2038	**	10	\$17,600	
	Skylight, Plastic	5%			2046	**	1		
	Wood Shingles	30%			2042	**	10	\$2,900	
Soffits									
	Metal Panel	50%			2053	**	5-10	\$8,400	
	Wood	50%			2038	**	5	\$6,100	
Interior									
Floors									
	Carpet	10%			2032	\$32,700	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Cast in Place Concrete	50%	Now	\$39,300	LIFE	**	5	\$20,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance, Throughout Library Area									
	Ceramic Tile	5%			2042	**	5	\$900	
	Wood	25%			2048	**	5	\$8,700	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$700	
	Fiberglass Panel	30%			LIFE	**			
	Gypsum Board	55%			LIFE	**	5	\$4,400	
	Wood	10%			LIFE	**	5	\$5,400	
Ceilings									
	Exposed Struc: Wood	65%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$2,400	
	Plaster	25%			LIFE	**	5	\$3,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2068	**			
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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

Site Pavements

Public Sidewalk
Pavers/Stone

100% Now \$181,000 2042 * *

Sinking/Subsiding, Extent : Severe, Area Affected : 20%

Location : At Building Corner Sidewalk Creates A Tripping Hazard

On-Site Walkways

Cast in Place Concrete

50%

2046

* *

Pavers/Stone

50%

2042

* *

Activity Yard

Pavers/Stone

100%

2042

* *

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100%

2043

* *

5

\$100

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100%

2043

* *

5

\$100

Raceway

Conduit

100%

2043

* *

1

Panelboards

Fused Disc Sw

10%

2041

* *

5

Molded Case Bkrs

90%

2041

* *

5

\$300

Wiring

Thermoplastic

100%

2043

* *

1

Motor Controllers

Locally Mounted

100%

2038

* *

5

\$100

Ground

Grounding Devices
Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

LED

100%

2041

* *

Egress Lighting

Exit, LED

30%

2061

* *

1

Exit, Service

10%

2033

\$400

1

Exit, Battery

60%

2033

\$8,600

10

\$500

Exterior Lighting

HID

20%

2038

* *

10

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

Location : Outside Perimeter

Explanation : Controlled Via Photocell

No Component

80%

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

Estimates are rounded to the nearest hundred dollars.

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm									
	Security System								
	Generic	50%			2033	\$11,600	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior And Interior							
		Explanation : Surveillance Cameras System							
	Generic	50%			2033	\$11,600	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	\$31,800	1-3	\$7,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2046	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gasoline Fired Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%			2049	* *	4	\$900	
Terminal Devices									
	Air Handler	50%			2038	* *	1	\$3,900	
	Convactor/Radiator	50%			2046	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Throughout Main Library							
		Explanation : Under Floor Radiant Heating Panels							

Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Reciprocating	95%			2038	* *	1	\$5,500	
	Compr/Chiller								
	Split Unit	5%			2038	* *			
	Distribution								
	CW & CHW Wtr	100%			2053	* *	4	\$900	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2038	* *	1	\$7,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2038	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater With Tanks								
	Electric	100%			2031	\$46,900	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Janitor Closet And Basement								
	Explanation : 2 Point Of Use Electric Hot Water Heaters								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$400	4	\$300	
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 1st Floor Closet								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2053	* *	1-2	\$700	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : THROG'S NECK BRANCH LIBRARY
Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.
Borough : BRONX **Agency's Number** : T01
Program / Asset # : NPL0T01.000 / 13370 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 8,280 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5439 **Lot** : 1 **BIN** : 2077131

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$212,000
Total		\$212,000
Importance Code B		\$212,000
Total		\$212,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,200		\$1,300	
Interior Architecture	\$17,600			\$5,100
Electrical	\$300	\$8,100	\$300	\$200
Mechanical	\$2,300	\$600	\$3,900	\$600
Site Enclosure	\$29,000			
Total	\$73,500	\$8,700	\$5,500	\$5,900
Importance Code A	\$24,600	\$500	\$1,700	\$400
Importance Code B	\$3,300	\$8,200	\$3,700	\$5,500
Importance Code C	\$45,600			
Total	\$73,500	\$8,700	\$5,500	\$5,900



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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	2-4	\$24,200	LIFE	**	5	\$11,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Facade, Rear Courtyard									
Explanation : Split Face Exposed Aggregate Concrete Block									
Windows									
	Aluminum	100%			2047	**	5	\$2,600	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5	\$800	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Parapet Wall									
Explanation : Covered With Roof Membrane									
	Pre-Cast Concrete	50%			LIFE	**	5	\$4,400	
Recent Replace Evident, Extent : N/A, Area Affected : 50%									
Location : Coping Stones									
Roof									
	Modified Bitumen	100%			2039	**	10	\$18,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$1,500	
	Ceramic Tile	2%			2040	**	5	\$200	
	Vinyl Tile	90%			2031	\$212,000	3	\$3,900	
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$100	
	Concrete Masonry Unit	92%			LIFE	**	5	\$1,200	
	Folding Partition	6%	Now	\$16,500	2056	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Folding Partion Non Functional									
Ceilings									
	AcousTileSusp.Lay-In	95%			2048	**	5	\$8,200	
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Free Standing Walls									
	Concrete Masonry Unit	100%	0-2	\$29,000	2061	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Precast Concrete Copings At Top Of Freestanding Wall									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%									
Location : Freestanding Wall Enclosure At Back									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room First Floor									
Explanation : One 400 Ampere Main Disconnect Switch									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
	Raceway								
	Conduit	80%			2031	\$29,200	1		
	Conduit	20%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	45%			2039	* *	5	\$100	
	Molded Case Bkrs	50%			2030	\$9,900	5	\$100	
	Wiring								
	Thermoplastic	60%			2031	\$19,800	1		
	Thermoplastic	40%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2029	\$18,900	5		
	Locally Mounted	20%			2036	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2039	* *	10	\$7,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Egress Lighting								
	Emergency, Battery	50%			2031	\$6,900	10	\$1,000	
	Exit, Service	50%			2031	\$1,400	1		
	Exterior Lighting								
	HID	20%			2026	\$7,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,500	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$4,100	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Room								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$1,800	2039	**	4	\$400	
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Room. Corroded Hot Water Supply Line								
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : Mechanical Room. Hot Water Piping Leaking At The Header								
	Terminal Devices								
	Convactor/Radiator	50%			2044	**	1	\$1,300	
	Under Construction	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,800	
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,600	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Two 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Mechanical Room							
		Explanation : Boiler							
Fixtures									
	Generic	100%							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY
Address : 331 EAST 10TH ST. @AVENUE B
Borough : MANHATTAN **Agency's Number** : T02
Program / Asset # : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001
Area Sq Ft : 14,703 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 22-Apr-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 404 **Lot** : 39 **BIN** : 1005147

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$410,300	\$129,500
Interior Architecture	\$51,900	
Mechanical		\$547,300
Total	\$462,200	\$676,700
Importance Code A	\$410,300	\$129,500
Importance Code B	\$51,900	\$547,300
Total	\$462,200	\$676,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$75,800			
Interior Architecture	\$33,900		\$6,100	\$288,000
Electrical	\$500	\$300	\$27,100	\$300
Mechanical	\$57,500	\$3,000	\$45,900	\$3,000
Site Enclosure	\$22,500			
Site Pavements	\$8,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$202,500	\$7,200	\$83,000	\$295,300
Importance Code A	\$76,500	\$700	\$800	\$700
Importance Code B	\$90,500	\$6,500	\$82,300	\$294,600
Importance Code C	\$35,500			
Total	\$202,500	\$7,200	\$83,000	\$295,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$56,300	LIFE	**	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : East, North And West Facades								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East, North And West Facades								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Rear Facade								
Masonry: Granite	5%			LIFE	**	5	\$600	
Masonry: Limestone	40%	Now	\$80,800	LIFE	**	5	\$4,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Street Facade At Window Openings								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Street Facade								
Slate Panels	3%			LIFE	**	5	\$400	
Stucco Cement	12%	Now	\$11,600	2037	**	5	\$2,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : North Rear Facade								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : North Rear Facade								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : North Rear Facade								
Explanation : Vegetation Growth								
Windows								
Aluminum	100%	Now	\$273,200	2057	**	5	\$2,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Windows Throughout								
Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Windows Throughout								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Various Locations. First Floor								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
Masonry: Brick	65%	Now	\$28,400	LIFE	**	5	\$2,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : East, North And West Parapet Walls								
Spalling, Extent : Severe, Area Affected : 15%								
Location : East, North And West Parapet Walls								
Masonry: Limestone	25%			LIFE	**	5	\$1,000	
Slate	5%			LIFE	**	5	\$200	

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	85%	0-2	\$12,900	2032	\$129,500			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Seams Of Main Roof							
		Blisters, Extent : Light, Area Affected : 25%							
		Location : Main Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
	Modified Bitumen	15%	Now	\$22,800	2042	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Roof. South East Corner, 3rd Floor Roof. East Side							
Interior									
Floors									
	Carpet	60%			2028	\$280,600	3	\$29,200	
	Ceramic Tile	5%			2035	* *	5	\$1,200	
	Sheet Vinyl/Rubber	30%	Now	\$51,900	2037	* *	5	\$5,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Basement Corridors, Mechanical Areas And Public Spaces							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Basement Corridors, Mechanical Areas And Public Spaces							
	Vinyl Tile	5%			2037	* *	3	\$600	
Interior Walls									
	Ceramic Tile	5%	4+	\$17,200	2035	* *	5	\$700	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Toilet Rooms							
	Gypsum Board	80%			LIFE	* *	5	\$13,800	
	Plaster	15%			LIFE	* *	5	\$1,300	
Ceilings									
	AcousTile,Adhered	50%			2037	* *	5	\$12,200	
	AcousTileSusp.Lay-In	30%	4+	\$6,600	2045	* *	5	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Gypsum Board	10%			LIFE	* *	5	\$3,000	
	Plaster	10%	4+	\$2,000	LIFE	* *	5	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : First And Second Floor Ceilings							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : First And Second Floor Ceilings							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2052	* *			

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	0-2	\$18,300	2042	*	*		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard. Perimeter Walls							
Retaining Walls									
	Masonry: Brick	100%	0-2	\$4,300	2042	*	*		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Areaway To Basement From Street							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$6,300	2045	*	*		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Sidewalk Adjacent To East 10th Street							
On-Site Walkways									
	Cast in Place Concrete	100%			2037	*	*		
Activity Yard									
	Cast in Place Concrete	100%	4+	\$1,900	2037	*	*		
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Rear Yard							
		Explanation : Worn / Eroded							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Main Service Disconnect Switches Rated At 400 Amperes Each.									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2 Vertical Sections									
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	95%			2040	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$100	

Ground

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
	Grounding Devices							
	Generic	100%		LIFE	* *	5	\$200	
Lighting								
	Interior Lighting							
	Fluorescent	5%		2027	\$8,900	10	\$700	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Fluorescent	10%		2032	\$17,800	10	\$1,300	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	LED	85%		2042	* *			
	Egress Lighting							
	Emergency, Battery	50%		2032	\$13,400	10	\$1,800	
	Exit, Service	50%		2032	\$2,700	1		
	Exterior Lighting							
	Incandescent	20%		2027	\$17,100	2		
	No Component	80%						
Alarm								
	Security System							
	No Component	80%						
	Generic	10%		2032	\$3,000	1	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
	Generic	10%		2032	\$3,000	1	\$600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion System</i>							
	Fire/Smoke Detection							
	No Component	80%						
	Generic, Digital	20%		2037	* *	1-3	\$1,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2042	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$1,700	2031	\$34,900	4	\$700	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Circulation Pumps And Valves, Basement Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Boiler Room							
		Explanation : Defective Temperature Control Panel							
	Terminal Devices								
	Air Handler	30%			2032	\$90,200	1	\$2,700	
	Convactor/Radiator	70%			2030	\$91,400	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Reciprocating	50%	0-2	\$35,300	2032	\$117,800	1	\$3,100	
	Compr/Chiller								
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Units Constatntly Breakdown During Cooling Season							
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	20%	0-2	\$14,000	2032	\$35,000	2	\$100	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof. Unit Constantly Breakdown During Cooling Season							
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
	Window/Wall Unit	30%			2030	\$18,100	1		
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2032	\$247,900	1	\$7,300	
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser	80%			2027	\$37,000	2	\$8,200	
	Unit								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	70%	Now	\$2,500	2037	* *	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : There Is No Vent For Gas Room							
	Roof	30%			2032	\$9,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$3,200	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	* *	1-2	\$4,100	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : TOTTEVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : T03
Program / Asset # : NPL0T03.000 / 13372 **Yr Built/Renovated** : 1904 / 1993
Area Sq Ft : 5,412 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 7899 **Lot** : 9 **BIN** : 5088113

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$114,100
Site Pavements		\$93,700
Total		\$207,800
Importance Code B		\$114,100
Importance Code C		\$93,700
Total		\$207,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$59,900	\$3,100		
Interior Architecture	\$1,400		\$111,800	\$200
Electrical	\$2,300	\$39,100	\$300	\$300
Mechanical	\$38,500	\$27,800	\$2,300	\$1,000
Site Enclosure	\$7,000			
Site Pavements	\$2,600			
Total	\$111,800	\$70,000	\$114,400	\$1,500
Importance Code A	\$60,200	\$3,400	\$300	\$300
Importance Code B	\$43,000	\$66,600	\$114,100	\$1,200
Importance Code C	\$8,600			
Total	\$111,800	\$70,000	\$114,400	\$1,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	48%	Now	\$22,400	LIFE	* *	5	\$8,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$7,700	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Base Of Front Columns							
	Stucco Cement	42%			2044	* *	5	\$18,900	
	Wood	5%			2044	* *	5	\$4,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Over Main Entrance							
Windows									
	Steel	2%	Now	\$3,400	2056	* *	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Community Room Exit							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Community Room Exit							
	Wood	98%	Now	\$21,600	2039	* *	5	\$17,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Roof									
	Modified Bitumen	15%			2041	* *	10	\$1,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Rear Exit Roof							
	Wood Shingles	85%			2046	* *	10	\$3,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
Soffits									
	Wood	100%	0-2	\$4,800	2036	* *	5	\$5,100	
		Deteriorated Finish, Extent : Light, Area Affected : 10%							
		Location : Underside Of Eave							
Interior									
Floors									
	Carpet	70%			2027	\$108,900	3	\$8,500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$900	
	Ceramic Tile	5%			2034	\$24,800	5	\$400	
	Vinyl Tile	20%			2031	\$48,600	3	\$800	

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Gypsum Board	75%			LIFE	**	5	\$2,500	
	Masonry: Brick	5%	Now	\$1,200	LIFE	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Mechanical Room In Basement									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Mechanical Room In Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Mechanical Room In Basement									
	Plaster	10%			LIFE	**	5	\$200	
	Wood	5%			LIFE	**	5	\$1,100	
Ceilings									
	Exposed Struc: Wood	70%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$2,500	
	Plaster	5%			LIFE	**	5	\$300	
Site Enclosure									
Fence/Gates									
	Chain Link	95%	Now	\$4,800	2041	**			
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Along Driveway									
	Iron Picket	5%			2051	**			
Retaining Walls									
	Cast in Place Concrete	45%			2051	**			
	Masonry: Brick	50%	Now	\$2,200	2041	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Ramp And Stairs To Entrance									
	Masonry: Fieldstone	5%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%			2036	**			
	Pavers/Stone	10%			2034	\$15,900			
On-Site Walkways									
	Cast in Place Concrete	60%	Now	\$700	2036	**			
Other Observation, Extent : Light, Area Affected : 20%									
Location : Stair To Front Entrance									
Explanation : Open Expansion Joints To Brick Cheek Walls									
	Pavers/Stone	40%			2034	\$93,700			
Parking/Driveway									
	Cast in Place Concrete	100%	2-4	\$1,900	2036	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Driveway									

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$47,100	5		
	Raceway								
	Conduit	50%			2031	\$20,000	1		
	Conduit	50%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	10%			2047	* *	5		
	Molded Case Bkrs	90%			2030	\$19,500	5	\$100	
	Wiring								
	Thermoplastic	90%			2051	* *	1		
	Thermoplastic	10%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2026	\$26,300	10	\$2,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	10%			2031	\$6,600	10	\$500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2031	\$6,600	10	\$500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	10%			2031	\$5,900	10		
	Incandescent	20%			2031	\$15,300	2		
	Incandescent	10%			2026	\$7,600	2		
	Egress Lighting								
	Emergency, Service	50%			2026	\$1,800	1		
	Exit, Service	50%			2026	\$1,000	1		
	Exterior Lighting								
	HID	50%			2036	* *	10		
	Incandescent	10%	0-2	\$1,900	2041	* *	2		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Building Exterior							
	No Component	40%							

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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

Alarm

Security System									
Generic		100%			2031	\$11,000	1	\$2,000	

Fire/Smoke Detection									
No Component		60%							
Generic, Analog		40%			2041	* *	1-3	\$1,300	

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

Location : Throughout Building

Explanation : New Fire Alarm System Installed In 2020.

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

Heating

Energy Source									
Natural Gas		100%			2051	* *	1		

Conversion Equipment									
Hot Water Boiler		100%			2036	* *	1	\$2,700	

Distribution									
Hot Wtr Piping/Pump		100%			2039	* *	4	\$300	

Terminal Devices									
Air Handler		40%			2031	\$44,200	1	\$1,300	
Convactor/Radiator		60%			2036	* *	1	\$1,100	

Air Conditioning

Energy Source									
Electricity		100%			2047	* *	1		

Conversion Equipment									
Reciprocating Compr/Chiller		50%	Now	\$26,000	2041	* *	1	\$1,100	

Broken, Extent : Severe, Area Affected : 100%

Location : Back Yard

Not in Service, Extent : Severe, Area Affected : 100%

Location : Backyard

Split Unit		45%			2036	* *			
Window/Wall Unit		5%			2026	\$1,100	1		

Distribution									
CW & CHW Wtr Pipe/Pump		100%			2041	* *	4	\$400	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Basement

Terminal Devices									
Air Handler/Cool/Ht		100%			2031	\$114,100	1	\$3,400	

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

Location : Basement

Explanation : Units Only Used For Heating

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	Now	\$10,200	2041	* *	2	\$3,000	
Broken, Extent : Severe, Area Affected : 100%									
Location : Basement									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,000	
Exhaust Fans									
	Interior	100%	Now	\$1,300	2031	\$26,100	2	\$100	
Not in Service, Extent : Light, Area Affected : 10%									
Location : Mechanical Room Fan									
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2051	* *	1		
	Galvanized Steel	50%			2036	* *	1		
Water Heater With Tanks									
	Electric	100%			2026	\$25,700	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Chair Lift									

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Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : TREMONT BRANCH LIBRARY
Address : 1866 WASHINGTON AVE. @E. 176 ST.
Borough : BRONX **Agency's Number** : T04
Program / Asset # : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 11,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$166,200	
Mechanical		\$433,300
Total	\$166,200	\$433,300
Importance Code A	\$166,200	\$125,300
Importance Code B		\$308,000
Total	\$166,200	\$433,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$121,100			
Interior Architecture	\$61,000		\$600	\$300
Electrical	\$27,200	\$24,000	\$500	\$300
Mechanical	\$10,400	\$2,400	\$5,000	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$223,600	\$30,400	\$10,000	\$7,000
Importance Code A	\$121,700	\$700	\$600	\$600
Importance Code B	\$85,500	\$29,700	\$9,400	\$6,400
Importance Code C	\$16,400			
Total	\$223,600	\$30,400	\$10,000	\$7,000



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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%			LIFE	**	5	\$11,700	
	Masonry: Brick	25%	Now	\$59,800	LIFE	**	5	\$7,300	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : North Facade, East Facade									
Spalling, Extent : Severe, Area Affected : 25%									
Location : North Facade, East Facade									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : North Facade, East Facade									
	Masonry: Granite	10%			LIFE	**	5	\$2,200	
	Masonry: Limestone	10%			LIFE	**	5	\$2,200	
	Metal, Corrugated	5%			2041	**	1		
	Stucco Cement	10%	Now	\$8,200	2044	**	5	\$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : East Facade									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Facade									
Explanation : Cement Parge Coat over brick									
Windows									
	Glass Block	2%			LIFE	**	5	\$100	
	Wood	98%	Now	\$28,600	2039	**	5	\$24,800	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 35%									
Location : Street Height, South And West Facades									
Explanation : Protective Metal Grilles									

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Cast Stone/Terra Cotta	5%	Now	\$13,000	LIFE	* *	5	\$1,400	1	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Coping At East And North Parapets								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Coping At East And North Parapets								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%								
	Location : Coping At East And North Parapets								
Masonry: Brick	55%	Now	\$49,600	LIFE	* *	5	\$2,000	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Interior Face Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
	Location : West Facade								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Interior Parapet Wall Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
Masonry: Brick	25%			LIFE	* *	5	\$900		
Masonry: Limestone	10%	4+	\$6,600	LIFE	* *	5	\$500		
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Cornice								
Masonry: Sandstone	5%	Now	\$15,100	LIFE	* *	5	\$200		
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%								
	Location : Coping At North And East Parapets								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Coping At North And East Parapets, Mechanical Bulkhead								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Coping At North And East Parapets								
	Explanation : This Material Is Actually Bluestone.								
Roof									
Modified Bitumen	100%	Now	\$106,400	2041	* *			1	
	Blisters, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Debris Present, Extent : Severe, Area Affected : 10%								
	Location : Lower Roof								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%								
	Location : Parapet Walls And Mechanical Bulkhead								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Bulkhead And Third Floor								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Throughout								

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2030	\$17,800	3	\$1,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$2,200	
Ceramic Tile	5%			2040	* *	5	\$500	
Marble Panels	5%			LIFE	* *	5	\$400	
Slate	5%			LIFE	* *	5	\$500	
Terrazzo	3%			LIFE	* *	5	\$200	
Vinyl Tile	7%			2036	* *	3	\$300	
Vinyl Tile	20%	Now	\$16,700	2041	* *	3	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Third Floor, Staff Office								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Third Floor								
Wood	35%			2059	* *	5	\$6,700	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$1,100	
Gypsum Board	5%			LIFE	* *	5	\$700	
Marble Panels	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	\$2,000	
Plaster	35%			LIFE	* *	5	\$2,300	
Plaster	15%	Now	\$15,800	LIFE	* *	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor At Custodian Apartment								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : Roof Stair, Third Floor At Custodian Apartment								
Wood	5%			LIFE	* *	5	\$4,400	
Ceilings								
AcousTile,Adhered	5%			2044	* *	5	\$500	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	10%			LIFE	* *	5	\$1,300	
Plaster	30%			LIFE	* *	5	\$1,900	
Plaster	45%	Now	\$27,600	LIFE	* *	5	\$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Third Floor Custodian Apartment, 1st Floor Near Lobby								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Third Floor Custodian Apartment								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Third Floor Custodian Apartment								
Plaster	5%			LIFE	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Crown Moulding								
Site Enclosure								

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2051

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2044

* *

On-Site Walkways

Cast in Place Concrete

100%

2044

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2031

\$43,000

5

\$300

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$43,000

5

\$300

Raceway

Conduit

95%

2031

\$34,700

1

Conduit

5%

2051

* *

1

Panelboards

Fused Disc Sw

5%

2030

\$1,000

5

Molded Case Bkrs

40%

2047

* *

5

\$100

Molded Case Bkrs

55%

2030

\$10,900

5

\$200

Wiring

Braided Cloth

50%

2-4

\$16,500

2056

* *

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

30%

2031

\$9,900

1

Thermoplastic

20%

2051

* *

1

Motor Controllers

Locally Mounted

100%

2029

\$47,300

5

\$100

Ground

Grounding Devices

Generic

100%

0-2

\$10,300

LIFE

* *

5

\$200

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

Location : Water Main Basement

Explanation : Corroded

Lighting

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	65%			2036	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Offices On 1st, 2nd And 3rd Floor							
	Fluorescent	30%			2036	* *	10	\$3,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas 1st, 2nd And 3rd Floor							
	Fluorescent	5%			2036	* *	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,400	
	Exit, LED	10%			2059	* *	1		
	Exit, Service	40%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$11,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,300	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2029	\$125,300	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Old Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$2,600	2030	\$25,800	4	\$600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
	Terminal Devices								
	Air Handler	40%			2036	* *	1	\$2,900	
	Convactor/Radiator	60%			2036	* *	1	\$2,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2031	\$156,600	1	\$5,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units. Roof							
	Split Unit	10%			2036	**			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$7,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$34,100	2	\$8,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$300	
	Roof	20%			2036	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$151,400	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,000	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : 1st Floor Bathroom							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$400	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2051	**	1-2	\$300	
		Other Observation, Extent : Light, Area Affected : 10% Location : Stairway Only Explanation : Partial Coverage							

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

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name	: VAN NEST BRANCH LIBRARY		
Address	: 2147 BARNES AVE. @LYDIG AVE.		
Borough	: BRONX	Agency's Number	: V01
Program / Asset #	: NPL0V01.000 / 13374	Yr Built/Renovated	: 1968 / 1998
Area Sq Ft	: 7,690	Project Type	: NEW YORK PUBLIC LIBRARY
Date of Survey	: 17-Jan-2020	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1		
Block	: 4321	Lot	: 70
		BIN	: 2049427

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$327,200	
Electrical		\$8,500
Mechanical		\$413,000
Total	\$327,200	\$421,500
Importance Code A	\$327,200	\$81,000
Importance Code B		\$340,500
Total	\$327,200	\$421,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,100		\$2,800	
Interior Architecture		\$300	\$1,000	
Electrical	\$7,200	\$7,200	\$800	\$600
Mechanical	\$2,700	\$1,600	\$6,100	\$1,600
Total	\$32,000	\$9,000	\$10,700	\$2,200
Importance Code A	\$22,400	\$500	\$3,100	\$400
Importance Code B	\$9,500	\$8,500	\$7,600	\$1,800
Importance Code C				
Total	\$32,000	\$9,000	\$10,700	\$2,200



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

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

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$8,000	
	Masonry: Brick	85%			LIFE	**	5	\$13,700	
	Granite Panels	5%	Now	\$19,600	LIFE	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Granite Base At Front Of Building Failing									
Windows									
	Aluminum	75%			2039	**	5	\$1,300	
	Steel	25%			2047	**	5	\$5,500	
Parapets									
	Masonry: Brick	90%	Now	\$129,600	LIFE	**	5	\$3,400	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Parge/Tar Separating, Extent : Severe, Area Affected : 60%									
Location : Throughout Parapet Wall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	Slate	10%	0-2	\$2,500	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Copings									
Roof									
	Modified Bitumen	100%	0-2	\$197,600	2041	**			
Blisters, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Mosaic Tile	5%			2044	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$400	
	Vinyl Tile	80%			2036	**	3	\$3,100	
Interior Walls									
	Concrete Masonry Unit	98%			LIFE	**	5	\$2,100	
	Glass: Single Pane	1%			LIFE	**	5		
	Plaster	1%			LIFE	**	5		
Ceilings									
	AcousTileSusp.Lay-In	5%			2036	**	5	\$500	
	Exposed Struc: Concrete	2%			LIFE	**	5		
	Metal Panel	93%			LIFE	**	5	\$12,100	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch. No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
	Raceway								
	Conduit	80%			2031	\$29,200	1		
	Conduit	20%			2041	* *	1		
	Wiring								
	Braided Cloth	20%	2-4	\$6,600	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	80%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	* *	10	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$8,500	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Exit, LED	100%			2059	* *	1		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	1-3	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$81,000	1	\$3,800	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2% Location : Basement								
Terminal Devices								
Air Handler	50%			2031	\$71,700	1	\$2,400	
Convactor/Radiator	50%			2044	**	1	\$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	\$112,400	1	\$3,600	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$10,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$147,900	1	\$4,800	
Heat Rejection								
Dry Cooler	100%			2031	\$35,000	2	\$5,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	100%			2031	\$14,800	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallon Poorly Located								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2031	\$4,000	4	\$300	
Backflow Preventer								
No Component	95%							
Generic	5%			2036	**	1		
Fixtures								
Generic	100%							

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.
Borough : BRONX Agency's Number : W01
Program / Asset # : NPL0W01.000 / 13375 Yr Built/Renovated : 1938 / 1989
Area Sq Ft : 10,743 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-Jan-2020 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4832 Lot : 20 BIN : 2063175

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$116,200
Interior Architecture		\$88,000
Total		\$204,300
Importance Code A		\$116,200
Importance Code B		\$88,000
Total		\$204,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$42,800		\$2,000	
Interior Architecture	\$1,800	\$7,800	\$6,000	\$400
Electrical	\$16,900	\$32,400	\$400	\$300
Mechanical	\$13,800	\$5,600	\$3,800	\$1,600
Site Pavements	\$22,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$101,700	\$49,700	\$16,200	\$6,200
Importance Code A	\$43,900	\$1,200	\$3,100	\$1,100
Importance Code B	\$35,400	\$48,500	\$13,100	\$5,200
Importance Code C	\$22,400			
Total	\$101,700	\$49,700	\$16,200	\$6,200



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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%	Now	\$37,000	LIFE	* *	5	\$22,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Facades									
	Masonry: Limestone	5%			LIFE	* *	5	\$900	
Windows									
	Aluminum	100%			2047	* *	5	\$4,000	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$5,200	
	Masonry: Limestone	5%			LIFE	* *	5	\$300	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Roof									
	Roll Roofing	100%	0-2	\$5,800	2030	\$116,200	5	\$15,100	
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Fishmouths, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Explanation : Air Pockets									
Interior									
Floors									
	Carpet	75%			2030	\$211,400	3	\$18,100	
	Terrazzo	5%			LIFE	* *	5	\$600	
	Vinyl Tile	20%	Now	\$1,800	2031	\$88,000	3	\$1,200	
Interior Walls									
	Plaster	100%			LIFE	* *	5	\$9,000	
Ceilings									
	AcousTile,Adhered	97%			2036	* *	5	\$15,600	
	Gypsum Board	1%			LIFE	* *	5	\$200	
	Plaster	2%			LIFE	* *	5	\$200	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2041	* *			
	Iron Picket	80%			2066	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%	Now	\$2,700	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Of Buildings</i>								

Masonry: Granite	5%	4+	\$300	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Of Building</i>								

Parking/Driveway

Cast in Place Concrete	100%	Now	\$19,400	2044	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Of Building</i>								

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
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Raceway

Conduit	100%			2031	\$36,500	1		
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Panelboards

Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	

Wiring

Braided Cloth	50%	2-4	\$16,500	2056	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	50%			2031	\$16,500	1		
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Motor Controllers

Locally Mounted	100%			2029	\$47,300	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2036	**	10	\$9,900	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-8 Lamps*

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

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

Lighting

Egress Lighting

Emergency, Battery	50%		2026	\$8,900	10	\$1,300		
Exit, Service	50%		2026	\$1,800	1			

Exterior Lighting

HID	20%		2026	\$9,900	10			
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%		2036	* *	1	\$1,200		

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2036	* *	1-3	\$2,000		

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

Heating

Energy Source

Natural Gas	100%			2051	* *	1		
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Conversion Equipment

Steam Boiler	100%			2044	* *	1	\$10,600	
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Distribution

Hot Wtr Piping/Pump	30%			2047	* *	4	\$200	
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*Other Observation, Extent : Light, Area Affected : 75%**Location : Basement Boiler Room**Explanation : Water Coil In Steam Boiler*

Central Plant Steam Piping/Pmp	70%	0-2	\$10,500	2051	* *	4	\$400	
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Basement. Hot Water Return Piping*

Terminal Devices

Convactor/Radiator	90%			2036	* *	1	\$3,100	
Unit Heater - Steam	10%			2036	* *	4	\$100	

Air Conditioning

Energy Source

Electricity	100%			2047	* *	1		
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Conversion Equipment

Reciprocating	20%			2031		1	\$1,000	
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Compr/Chiller

Exterior Pkg Unit -	70%			2039	* *	2	\$500	
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Cooling

Window/Wall Unit	10%			2026		1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	20%			2031	\$40,800	1		
	No Component	80%							
	Heat Rejection								
	Dry Cooler	90%			2039	* *	2	\$6,700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Interior	80%			2036	* *	2	\$300	
	Roof	20%			2031	\$4,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$300	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : 1 Unit								

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY
Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET
Borough : MANHATTAN **Agency's Number** : W02
Program / Asset # : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 17,497 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$343,300	
Mechanical		\$583,100
Total	\$343,300	\$583,100
Importance Code A	\$343,300	
Importance Code B		\$583,100
Total	\$343,300	\$583,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,000		\$3,200	\$3,500
Interior Architecture	\$25,000	\$12,400	\$200	\$2,600
Electrical	\$300	\$600	\$600	\$500
Mechanical	\$3,400	\$5,200	\$5,600	\$5,200
Total	\$57,800	\$18,200	\$9,600	\$11,800
Importance Code A	\$29,800	\$1,100	\$4,100	\$4,300
Importance Code B	\$13,900	\$17,100	\$5,500	\$7,500
Importance Code C	\$14,000			
Total	\$57,800	\$18,200	\$9,600	\$11,800



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$343,300	LIFE	* *	5	\$42,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%							
		Location : All Facades							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : All Facades							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair To Sub-basement							
	Masonry: Brick	5%			LIFE	* *	5	\$2,500	
		Recent Replace Evident, Extent : N/A, Area Affected : 5%							
		Location : Side Facade Upper Floors							
	Masonry: Granite	5%			LIFE	* *	5	\$1,900	
	Masonry: Limestone	5%	Now	\$29,000	LIFE	* *	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Aluminum	100%			2053	* *	5	\$7,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : All Facades							
Parapets									
	Masonry: Brick	65%			LIFE	* *	5	\$2,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Parapet Walls							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Interior Of Parapet Walls							
		Explanation : Covered With Metal Panels							
	Metal Panel	20%			2057	* *	5	\$2,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Bulkheads							
	Pre-Cast Concrete	15%			LIFE	* *	5	\$3,300	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Parapet Coping Stones							
Roof									
	Modified Bitumen	95%			2039	* *	10	\$10,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof Areas							
	Skylight, Metal/Glass	5%			2057	* *	10	\$1,900	

Interior

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2032	\$91,800	3	\$7,900	
	Cast in Place Concrete	20%			LIFE	**	5	\$11,500	
	Ceramic Tile	5%			2044	**	5	\$1,300	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
	Terrazzo	10%			LIFE	**	5	\$2,000	
	Vinyl Tile	5%			2039	**	3	\$500	
	Wood	40%			2066	**	5	\$19,600	
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$2,200	
	Gypsum Board	30%			LIFE	**	5	\$8,000	
	Plaster	65%	2-4	\$14,000	LIFE	**	5	\$8,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Staff Area									
Ceilings									
	AcousTileSusp.Lay-In	20%			2048	**	5	\$5,200	
	Gypsum Board	10%			LIFE	**	5	\$3,300	
	Plaster	70%	4+	\$11,100	LIFE	**	5	\$11,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Pantry Staff Lounge									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Masonry: Granite	100%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2041	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2057	* *	5	\$500	
Raceway									
	Conduit	90%			2057	* *	1		
	Conduit	10%			2041	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	2%			2039	**	5		
	Fused Disc Sw	3%			2053	**	5		
	Molded Case Bkrs	75%			2053	**	5	\$300	
	Molded Case Bkrs	20%			2039	**	5	\$100	
Wiring									
	Thermoplastic	90%			2057	**	1		
	Thermoplastic	10%			2041	**	1		
Motor Controllers									
	Locally Mounted	70%			2048	**	5	\$100	
	Locally Mounted	30%			2036	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	10%			2039	**	10	\$1,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Staircases And Hallways							
	Fluorescent	90%			2039	**	10	\$14,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$2,100	
	Exit, LED	50%			2066	**	1		
Exterior Lighting									
	HID	20%			2039	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2039	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2039	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors And Reading Area							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2039	**	1-3	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Box Station							

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NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2041	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2051	* *	1	\$8,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 2 Units									
Distribution	Hot Wtr Piping/Pump	100%			2039	* *	4	\$900	
Terminal Devices	Air Handler	50%			2031	\$163,100	1	\$5,400	
	Convactor/Radiator	45%			2036	* *	1	\$2,500	
	Convactor/Radiator	5%	0-2	\$100	2036	* *	1	\$300	
Corroded, Extent : Moderate, Area Affected : 50%									
Location : Basement, Corroded Radiator									
Air Conditioning									
Energy Source	Electricity	100%			2047	* *	1		
Conversion Equipment	Reciprocating Compr/Chiller	80%			2031	\$204,600	1	\$6,500	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	No Component	20%							
Terminal Devices	Air Handler/Cool/Ht	80%			2031	\$215,300	1	\$8,700	
	No Component	20%							
Heat Rejection	Dry Cooler	80%			2036	* *	2	\$9,800	
	No Component	20%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,800	
Exhaust Fans	Interior	100%			2039	* *	2	\$500	
Plumbing									
H/C Water Piping	Brass/Copper	20%			2041	* *	1		
	Galvanized Steel	80%			2036	* *	1		
Water Heater With Tanks	Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2039	* *	4	\$400	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Basement							
	Sewage Ejector(s)								
	Electric	100%			2031	\$9,100	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 2nd Floor							
		Explanation : 2 Units							

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.
Borough : MANHATTAN **Agency's Number** : W03
Program / Asset # : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002
Area Sq Ft : 11,801 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 12-May-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Ph
Block : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$469,500	
Electrical	\$130,600	
Mechanical	\$95,300	\$95,600
Total	\$695,400	\$95,600
Importance Code A	\$469,500	
Importance Code B	\$225,800	\$95,600
Total	\$695,400	\$95,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$81,400		\$6,400	
Interior Architecture	\$116,600		\$300	
Electrical	\$10,600	\$400	\$24,000	\$300
Mechanical	\$2,900	\$1,400	\$50,900	\$1,400
Site Enclosure	\$1,900			
Site Pavements	\$3,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$220,900	\$5,800	\$85,600	\$5,600
Importance Code A	\$82,000	\$600	\$7,000	\$600
Importance Code B	\$86,700	\$5,200	\$78,600	\$5,100
Importance Code C	\$52,200			
Total	\$220,900	\$5,800	\$85,600	\$5,600



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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	65%	Now	\$210,900	LIFE	**	5	\$25,800		
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
Masonry: Granite	5%	Now	\$23,300	LIFE	**	5	\$1,500		
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : At Entry Stair Landing And Stair To Basement									
Masonry: Limestone	25%			LIFE	**	5	\$7,500		
Metal Panel	5%	0-2	\$2,600	2042	**	5	\$3,700		
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Windows									
Wood	100%	0-2	\$202,400	2057	**	5	\$29,200	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : 4th Floor Apartment									
Hardware Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 75%									
Location : Lexan Panes Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Protective Metal Grilles - Rear Facade									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Rear Basement Facade									
Explanation : Rusting Lintels									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700		
Masonry: Brick	75%	Now	\$33,000	LIFE	**	5	\$1,300	1	
Horizontal Cracks, Extent : Severe, Area Affected : 20%									
Location : Interior Parapet Walls On Roof Above Penthouse									
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : Interior Parapet Walls On Roof Above Penthouse									
Masonry: Limestone	10%			LIFE	**	5	\$200		
Slate	10%	Now	\$22,500	LIFE	**	5	\$200		
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Coping Stones On Parapet Walls									
Roof									
Modified Bitumen	95%			2037	**	10	\$6,400		
Skylight, Metal/Glass	5%	Now	\$56,300	2062	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Skylight Entire									

Interior

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%	4+	\$8,700	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Mosaic Tile	2%			2037	**	5	\$700	
	Marble Panels	3%			LIFE	**	5	\$300	
	Terrazzo	5%			LIFE	**	5	\$500	
	Wood	75%	4+	\$30,500	2047	**	5	\$9,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : 1st And 2nd Floor Reading Areas							
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Glass: Single Pane	10%			LIFE	**	5	\$2,200	
	Masonry: Brick	5%	4+	\$5,500	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Basement Walls							
	Plaster	15%	Now	\$41,900	LIFE	**	5	\$1,300	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%							
		Location : 4th Floor Mechanical Penthouse							
	Plaster	60%			LIFE	**	5	\$5,200	
Ceilings									
	Masonry: Vault Struct	10%	Now	\$9,300	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Storage Area In Basement - Water Entering From Stair Landing							
	Plaster	10%	Now	\$20,000	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Basement Ceiling - Boiler Room, 3rd Floor Skylight Leak Damage							
	Plaster	80%			LIFE	**	5	\$6,600	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2042	**			
	Iron Picket	60%	4+	\$500	2052	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Front Gate							
Retaining Walls									
	Cast in Place Concrete	50%	4+	\$500	2067	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Metal Flashing - South Year Yard Retaining Wall							
	Masonry: Brick	50%	Now	\$800	2042	**			
		Spalling, Extent : Light, Area Affected : 15%							
		Location : Rear Yard							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Under Main Entry Stair							
Site Pavements									

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045		* *			
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On-Site Walkways

Cast in Place Concrete	50%			2045		* *			
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Masonry: Granite	50%	Now	\$3,600	LIFE		* *			
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Caulking Deteriorated, Extent : Severe, Area Affected : 20%

Location : Water Saturation In Stone Evident At Entry Platform

Activity Yard

Cast in Place Concrete	100%			2037		* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032		\$3,700	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2032		\$43,000	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1 Vertical Section

Raceway

Conduit	100%			2032		\$36,500	1		
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Panelboards

Fused Disc Sw	5%			2031		\$1,000	5		
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Molded Case Bkrs	95%			2031		\$18,800	5	\$300	
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Wiring

Thermoplastic	100%			2032		\$33,000	1		
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Motor Controllers

Locally Mounted	100%			2030		\$47,300	5	\$100	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,300	LIFE		* *	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Corroded

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.

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	93%			2027	\$121,400	10	\$10,100	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
Fluorescent	Fluorescent	5%			2027	\$6,500	10	\$500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Toilets							
Fluorescent	Fluorescent	2%			2027	\$2,600	10	\$200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2032	\$9,800	10	\$1,400	
	Exit, Service	50%			2027	\$2,000	1		
Exterior Lighting									
HID	HID	20%			2027	\$10,900	10		
	No Component	80%							
Alarm									
Security System									
No Component	No Component	80%							
	Generic	10%			2037	* *	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
Generic		Location : Reading Areas, Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2037	* *	1	\$400	
Generic		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
No Component	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
Hot Water Boiler	Hot Water Boiler	100%			2037	* *	1	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
Explanation : 1 Unit									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,300	2031	\$25,600	4	\$600	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Corroded Supply, Return Piping					
				Insul. Deteriorating, Extent : Moderate, Area Affected : 10%					
				Location : Supply, Return Piping					
				Leak Evident, Extent : Moderate, Area Affected : 50%					
				Location : Leaking Circulating Pump					
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$95,600	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2026	\$95,300	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 50%					
				Location : 3 Units, 4th Floor					
	Ext Pkg Unit - Heating/Cooling	25%			2027	\$49,100	2	\$200	
				R-22 Refrigerant, Extent : Light, Area Affected : 25%					
				Location : 1 Unit, 2nd Floor Roof					
	Split Unit	10%			2032	\$27,800			
				R-22 Refrigerant, Extent : Light, Area Affected : 10%					
				Location : 2 Units, 2nd Floor Roof					
	No Component	15%							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2032	\$30,300	1	\$400	
	No Component	90%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2032	\$2,900	2	\$800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$4,900	
	No Component	25%							
	Exhaust Fans								
	Interior	75%			2032	\$38,900	2	\$300	
	Roof	10%			2032	\$2,300	2		
	No Component	15%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2		

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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$400	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2058	* *	1-2	\$1,000	

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WEST FARMS BRANCH LIBRARY
Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.
Borough : BRONX **Agency's Number** : W04
Program / Asset # : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996
Area Sq Ft : 17,264 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$168,000	
Interior Architecture		\$106,100
Electrical	\$133,700	
Mechanical		\$862,400
Total	\$301,700	\$968,500
Importance Code A	\$168,000	
Importance Code B	\$133,700	\$968,500
Total	\$301,700	\$968,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,700		\$3,000	
Interior Architecture	\$36,000		\$8,400	\$500
Electrical	\$4,800	\$19,500	\$1,700	\$1,400
Mechanical	\$6,100	\$11,800	\$7,600	\$3,500
Site Pavements	\$2,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,900	\$35,200	\$24,700	\$9,300
Importance Code A	\$26,500	\$900	\$3,900	\$900
Importance Code B	\$48,400	\$34,300	\$20,900	\$8,400
Importance Code C	\$4,000			
Total	\$78,900	\$35,200	\$24,700	\$9,300



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
	Masonry: Brick	75%			LIFE	**	5	\$25,600	
	Pre-Cast Concrete	20%	2-4	\$24,600	LIFE	**	5	\$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Front Elevation									
Windows									
	Aluminum	100%			2047	**	5	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : All Facades									
Explanation : Protective Metal Grilles									
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	20%	4+	\$1,100	LIFE	**	5	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Parapet Coping Stone									
Roof									
	Built-Up (BUR)	100%	Now	\$168,000	2041	**			
Alligatoring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Ridging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Interior									
Floors									
	Carpet	65%			2030	\$294,400	3	\$25,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,700	
	Ceramic Tile	5%			2040	**	5	\$1,300	
	Terrazzo	5%	4+	\$12,000	LIFE	**	5	\$1,000	
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Maintenance Corridor And 1st Floor									
	Vinyl Tile	15%			2031	\$106,100	3	\$1,900	
Interior Walls									
	Ceramic Tile	3%	4+	\$100	2040	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Toilet									
	Gypsum Board	80%			LIFE	**	5	\$1,900	
	Marble Panels	2%			LIFE	**			
	Plaster	15%	Now	\$1,500	LIFE	**	5	\$200	
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement Walls Along Lot Line (North Facade) And Boiler Room									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Various Locations In Basement									

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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

Interior

Ceilings

AcousTile,Adhered	30%	Now	\$4,400	2036	* *	5	\$3,400
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Broken/Missing Elements, Extent : Moderate, Area Affected : 15%
Location : 2nd Floor

AcousTileSusp.Lay-In	45%	0-2	\$16,900	2036	* *	5	\$5,100
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Misaligned/Bulging, Extent : Moderate, Area Affected : 25%
Location : 1st Floor And Basement, 2nd Floor

Gypsum Board	25%			LIFE	* *	5	\$7,100
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Site Enclosure

Fence/Gates

Chain Link	100%			2051	* *		
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Retaining Walls

Cast in Place Concrete	100%			2066	* *		
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	* *		
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On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,500	2044	* *		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Rear Yard

Activity Yard

Rubber Matting	100%			2031			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	* *	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2041	* *	5	\$100
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Raceway

Conduit	50%			2041	* *	1	
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Conduit	50%			2031	\$18,200	1	
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Panelboards

Molded Case Bkrs	70%			2039	* *	5	\$300
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Molded Case Bkrs	30%			2030	\$5,900	5	\$100
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Wiring

Braided Cloth	10%	2-4	\$3,300	2056	* *	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Basement

Thermoplastic	90%			2041	* *	1	
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NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2026	\$133,700	10	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Offices							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2036	* *	10	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	20%			2036	* *	10	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Community Room							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$2,100	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2031	\$16,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	* *	1-3	\$10,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$8,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Hot Wtr Piping/Pump	10%	Now	\$200	2039	* *	4	\$100	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Boiler Room					
				Not in Service, Extent : Severe, Area Affected : 5%					
				Location : Temperature Control System					
	Hot Wtr Piping/Pump	90%			2039	* *	4	\$800	
	Terminal Devices								
	Air Handler	60%			2031	\$193,200	1	\$6,400	
	Convactor/Radiator	40%			2036	* *	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Reciprocating	80%			2031	\$201,900	1	\$6,400	
	Compr/Chiller								
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 5 Units. Backyard					
	Split Unit	20%			2036	* *			
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$331,900	1	\$10,700	
	Heat Rejection								
	Dry Cooler	100%			2031	\$78,500	2	\$12,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,600	
	Exhaust Fans								
	Interior	75%			2031	\$56,900	2	\$400	
	Roof	25%			2026	\$8,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Electric	100%			2029	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : 1 Unit

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

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

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WEST NEW BRIGHTON BRANCH LIBRARY
Address : 976 CASTLETON AVE. @NORTH BURGHER AVE.
Borough : STATEN ISLAND **Agency's Number** : W05
Program / Asset # : NPL0W05.000 / 13379 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 6,645 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 178 **Lot** : 115 **BIN** : 5004936

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$110,000
Electrical		\$51,500
Mechanical		\$130,600
Total		\$292,100
Importance Code B		\$292,100
Total		\$292,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,800	\$2,100	\$1,100	
Interior Architecture	\$4,000	\$1,100	\$72,400	\$500
Electrical	\$6,200	\$38,900	\$400	\$400
Mechanical	\$75,900	\$30,100	\$2,400	\$700
Site Enclosure	\$4,300			
Site Pavements	\$5,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$150,300	\$76,200	\$80,300	\$5,500
Importance Code A	\$51,100	\$2,400	\$1,400	\$300
Importance Code B	\$86,200	\$73,800	\$78,800	\$5,200
Importance Code C	\$13,000			
Total	\$150,300	\$76,200	\$80,300	\$5,500



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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$36,900	LIFE	**	5	\$22,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$13,900	LIFE	**	5	\$900	
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Column And Surround At Main Entry							
Windows								
Aluminum	100%			2047	**	5	\$2,200	
Parapets								
Masonry: Limestone	25%			LIFE	**	5		
No Component	75%							
Roof								
Asphalt Shingle	85%			2040	**	10	\$2,000	
Modified Bitumen	15%			2036	**	10	\$2,100	
Interior								
Floors								
Carpet	45%			2027	\$70,400	3	\$6,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2034	\$24,900	5	\$400	
Vinyl Tile	45%			2031	\$110,000	3	\$2,000	
Interior Walls								
Plaster	70%	Now	\$3,500	LIFE	**	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
	Location : Basement							
	Water Penetration, Extent : Moderate, Area Affected : 1%							
	Location : Basement							
Wood	30%			LIFE	**	5	\$12,400	
Ceilings								
AcousTileSusp.Lay-In	25%			2036	**	5	\$2,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Plaster	70%			LIFE	**	5	\$4,000	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$4,300	2041	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Adjacent To Driveway							
Retaining Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%	4+	\$1,500	2036	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building By Cellar Stair</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Handicap Ramp</i>								

Masonry: Granite	10%	0-2	\$3,800	LIFE	* *			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Front Entry Steps</i>								

Parking/Driveway

Cast in Place Concrete	100%			2036	* *			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								

Raceway

Conduit	90%			2031	\$32,800	1		
Conduit	10%			2041	* *	1		

Panelboards

Molded Case Bkrs	50%			2030	\$9,900	5	\$100	
Molded Case Bkrs	50%			2047	* *	5	\$100	

Wiring

Braided Cloth	10%	2-4	\$3,300	2056	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	10%			2041	* *	1		
Thermoplastic	80%			2031	\$26,400	1		

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$100	
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Lighting

Interior Lighting

Fluorescent	70%			2031	\$51,500	10	\$4,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Incandescent	30%			2026	\$25,700	2		
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Estimates are rounded to the nearest hundred dollars.

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

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NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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

Lighting

Egress Lighting

Emergency, Service

50% Now \$1,000 2031 \$2,000 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exit, Service

50% Now \$600 2031 \$1,100 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exterior Lighting

HID

10% 2031 \$3,100 10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front Walkway**Explanation : Pole Mounted Lights*

HID

10% Now \$900 2031 \$3,100

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Facade**Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Operated Via Photocell*

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2031

\$3,700

1

\$700

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2026

\$12,700

1-3

\$3,100

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,300

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$300

Terminal Devices

Air Handler

20%

2036

* *

1

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Ceiling Mounted*

Fan Coil Unit/Heat

80%

2031

\$130,600

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

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NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%	Now	\$29,100	2041	* *	1	\$1,400	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Basement Mechanical Room							
	Window/Wall Unit	50%			2026	\$12,500	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,300	2041	* *	4	\$300	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Chiller And Pumps Abandoned In Place							
Heat Rejection									
	Dry Cooler	100%	Now	\$30,200	2041	* *	2	\$3,700	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Backyard							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,700	
Exhaust Fans									
	Interior	100%	Now	\$11,700	2031	\$29,200	2	\$200	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Basement Bathroom							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2051	* *	1		
	Galvanized Steel	50%			2036	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2026	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 30 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY
Address : 2521 GLEBE AVENUE NEAR OVERING ST.
Borough : BRONX **Agency's Number** : W06
Program / Asset # : NPL0W06.000 / 13380 **Yr Built/Renovated** : 1955 / 2006
Area Sq Ft : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$216,500	\$133,300
Interior Architecture		\$413,800
Electrical	\$136,900	\$7,200
Total	\$353,400	\$554,300
Importance Code A	\$216,500	\$133,300
Importance Code B	\$136,900	\$421,000
Total	\$353,400	\$554,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$101,400			
Interior Architecture	\$9,600	\$700		\$1,900
Electrical	\$23,300	\$23,900	\$100	\$200
Mechanical	\$3,100	\$1,500	\$4,400	\$1,500
Site Enclosure	\$600			
Site Pavements	\$1,000			
Total	\$139,000	\$26,100	\$4,500	\$3,600
Importance Code A	\$102,000	\$800	\$600	\$600
Importance Code B	\$36,400	\$25,300	\$3,900	\$2,900
Importance Code C	\$600			
Total	\$139,000	\$26,100	\$4,500	\$3,600



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	3%			LIFE	**	5	\$3,200	
	Masonry: Brick	87%	2-4	\$75,100	LIFE	**	5	\$18,400	
	Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
	Location : Front Facade								
	Spalling, Extent : Light, Area Affected : 15%								
	Location : Various Locations, All Facades								
	Vertical Cracks, Extent : Light, Area Affected : 15%								
	Location : Throughout								
	Masonry: Limestone	5%	Now	\$8,300	LIFE	**	5	\$800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Window Openings								
	Granite Panels	5%	Now	\$12,900	LIFE	**	5	\$800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : At Main Entrance								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
Windows									
	Aluminum	100%	Now	\$141,400	2056	**	5	\$1,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
Parapets									
	Masonry: Brick	95%	Now	\$38,300	LIFE	**	5	\$3,100	1
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 15%								
	Location : Various Locations								
	Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$200	
	Caulking Deteriorated, Extent : Light, Area Affected : 15%								
	Location : Coping Stones								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Coping Stones								

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NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$40,000	2031	\$133,300			
				Alligatoring, Extent : Moderate, Area Affected : 15%					
				Location : At Roof Penetrations					
				Blisters, Extent : Light, Area Affected : 20%					
				Location : Throughout					
				Ponding, Extent : Light, Area Affected : 10%					
				Location : Center Of Roof					
				Water Penetration, Extent : Moderate, Area Affected : 15%					
				Location : Center Of Roof, 2nd Floor					
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Mosaic Tile	3%			2036	**	5	\$1,400	
	Terrazzo	10%			LIFE	**	5	\$1,400	
	Vinyl Tile	82%			2031	\$413,800	3	\$7,600	
Interior Walls									
	Ceramic Tile	2%			2034	\$16,700	5	\$300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Glazed Ceramic Panel	5%			LIFE	**			
	Plaster	65%			LIFE	**	5	\$3,000	
	SGFT/Glazed Masonry	20%			LIFE	**			
	Wood	3%			LIFE	**	5	\$1,800	
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$6,600	2044	**	5	\$5,200	
				Misaligned/Bulging, Extent : Light, Area Affected : 20%					
				Location : Various Locations Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 15%					
				Location : 2nd Floor At Roof Penetrations					
	Metal Panel	45%			LIFE	**	5	\$10,400	
	Plaster	10%	Now	\$1,100	LIFE	**	5	\$1,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Bulkhead					
				Paint Peeling, Extent : Severe, Area Affected : 20%					
				Location : Basement, Stairwells					
Site Enclosure									
Fence/Gates									
	Chain Link	30%	Now	\$600	2041	**			
				Impact Damage, Extent : Severe, Area Affected : 5%					
				Location : Basement Steps At Front Of Building					
	Iron Picket	70%			2066	**			
Retaining Walls									
	Cast in Place Concrete	80%			2066	**			
	Masonry: Brick	20%			2051	**			
Site Pavements									

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,000	2044	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Glebe Avenue</i>									

On-Site Walkways

Cast in Place Concrete	70%			2044	* *				
Masonry: Granite	30%			LIFE	* *				

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5		\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5		\$300	
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Raceway

Conduit	100%			2031	\$36,500	1			
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Panelboards

Fused Disc Sw	10%			2030	\$2,000	5			
Molded Case Bkrs	40%			2030	\$7,900	5		\$100	
Molded Case Bkrs	50%			2039	* *	5		\$200	

Wiring

Braided Cloth	70%	2-4	\$23,100	2056	* *	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2031	\$9,900	1			
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Motor Controllers

Locally Mounted	50%			2029	\$23,700	5			
Locally Mounted	50%			2048	* *	5			

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$200	
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Lighting

Interior Lighting

Fluorescent	95%			2026	\$136,900	10		\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									

Fluorescent	5%			2031	\$7,200	10		\$600	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement, Toilets
Explanation : Compact Fluorescent Lights

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

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

Lighting

Egress Lighting

Emergency, Battery	50%		2031	\$10,800	10	\$1,600		
Exit, Service	50%		2031	\$2,200	1			

Exterior Lighting

HID	20%		2026	\$12,000	10			
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%		2031	\$7,300	1	\$1,500		

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

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

Heating

Energy Source

Natural Gas	100%		2051		**	1		
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Conversion Equipment

Hot Water Boiler	100%		2036		**	1	\$6,400	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.*

Distribution

Hot Wtr Piping/Pump	100%		2047		**	4	\$600	
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Terminal Devices

Air Handler	50%		2036		**	1	\$4,000	
Convactor/Radiator	50%		2044		**	1	\$2,100	

Air Conditioning

Energy Source

Electricity	100%		2047		**	1		
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Conversion Equipment

Exterior Pkg Unit - Cooling	100%		2036		**	2	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, Refrigerant 410a.*

Heat Rejection

Air Cooled Condenser Unit	100%		2031	\$37,400	2	\$9,100		
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Ventilation

Distribution

Ductwork/Diffusers	100%		LIFE		**	2-5	\$7,300	
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NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	100%		2036	* *	2	\$400	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2044	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : WOODSTOCK BRANCH LIBRARY
Address : 761 EAST 160TH ST. NEAR FOREST AVE.
Borough : BRONX **Agency's Number** : W07
Program / Asset # : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985
Area Sq Ft : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$26,600
Mechanical		\$769,100
Total		\$795,700
Importance Code B		\$769,100
Importance Code C		\$26,600
Total		\$795,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900		\$900	\$9,900
Interior Architecture	\$7,400	\$9,600	\$1,400	
Electrical	\$500	\$900	\$500	\$500
Mechanical	\$2,500	\$8,000	\$4,500	\$4,600
Total	\$13,300	\$18,600	\$7,300	\$14,900
Importance Code A	\$3,800	\$900	\$1,700	\$10,700
Importance Code B	\$9,600	\$17,700	\$5,600	\$4,200
Importance Code C				
Total	\$13,300	\$18,600	\$7,300	\$14,900



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

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

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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$36,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : All Facades							
	Masonry: Granite	5%			LIFE	**	5	\$2,100	
	Masonry: Limestone	30%			LIFE	**	5	\$12,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Front Facade							
Windows									
	Aluminum	45%			2047	**	5	\$1,800	
	Steel	5%	Now	\$2,900	2039	**	5	\$1,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Stairs							
	Wood	50%			2053	**	5	\$19,700	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Front Facade							
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$1,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Parapet Walls							
	Masonry: Limestone	20%			LIFE	**	5	\$600	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Copings							
	Masonry: Sandstone	5%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	100%			2039	**	10	\$13,900	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
	Ceramic Tile	4%			2044	**	5	\$1,000	
		Recent Installation, Extent : N/A, Area Affected : 4%							
		Location : 1st And 2nd Floor Toilets							
	Mosaic Tile	1%			2036	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement Toilet Room							
		Explanation : Old Tile Not Removed During Renovation							
	Vinyl Tile	45%			2039	**	3	\$4,200	
	Wood	40%			2066	**	5	\$18,700	
		Recent Installation, Extent : N/A, Area Affected : 40%							
		Location : 1st, 2nd And 3rd Floors							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior										
Interior Walls	Ceramic Tile	4%			2044	* *	5	\$2,000		
		Recent Replace Evident, Extent : N/A, Area Affected : 4%								
		Location : 2nd And 3rd Floor Toilets								
	Ceramic Tile	1%			2034	\$26,600	5	\$500		
		Other Observation, Extent : Light, Area Affected : 1%								
		Location : Basement Toilet								
		Explanation : Not Removed During Renovation								
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,000		
	Gypsum Board	70%			LIFE	* *	5	\$20,500		
		Recent Installation, Extent : N/A, Area Affected : 70%								
	Location : Throughout									
	Plaster	20%			LIFE	* *	5	\$2,900		
Ceilings										
Exposed Struc: Concrete		10%	Now	\$7,400	LIFE	* *	5	\$400		
		Paint Peeling, Extent : Moderate, Area Affected : 25%								
		Location : Basement								
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
		Location : Basement								
	Gypsum Board	70%			LIFE	* *	5	\$21,800		
		Recent Installation, Extent : N/A, Area Affected : 70%								
		Location : Throughout								
		Plaster	20%			LIFE	* *	5	\$3,100	
	Site Enclosure									
Fence/Gates										
	Iron Picket	20%			2066	* *				
	Wood	80%			2035	* *				
Retaining Walls										
	Masonry: Brick	100%			2051	* *				
Site Pavements										
Public Sidewalk										
	Cast in Place Concrete	100%			2044	* *				
On-Site Walkways										
	Cast in Place Concrete	100%			2044	* *				
Activity Yard										
	Pavers/Stone	100%			2040	* *				

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2061	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 800 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2061	**	5	\$100	
Raceway									
	Conduit	100%			2061	**	1		
Panelboards									
	Fused Disc Sw	5%			2056	**	5		
	Molded Case Bkrs	95%			2056	**	5	\$400	
Wiring									
	Thermoplastic	100%			2061	**	1		
Motor Controllers									
	Locally Mounted	100%			2051	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2041	**	10	\$3,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	LED	80%			2041	**			
Egress Lighting									
	Emergency, Battery	50%			2041	**	10	\$2,000	
	Exit, LED	50%			2071	**	1		
Exterior Lighting									
	LED	100%			2041	**			
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2041	**	1	\$1,900	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2041	**	1-3	\$3,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Natural Gas	100%			2051	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	30%			2031	\$15,300	1	\$2,500	
	Hot Water Boiler	70%			2044	**	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$800	
	Terminal Devices								
	Convactor/Radiator	80%			2036	**	1	\$4,300	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2031	\$125,700	2	\$700	
	Split Unit	30%			2031	\$116,600			
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$317,700	1	\$10,200	
	Heat Rejection								
	Dry Cooler	100%			2036	**	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
	Exhaust Fans								
	Roof	100%			2031	\$31,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$209,000	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$3,300	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2031	\$8,600	4	\$700	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2036	**	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Boiler Only								

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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

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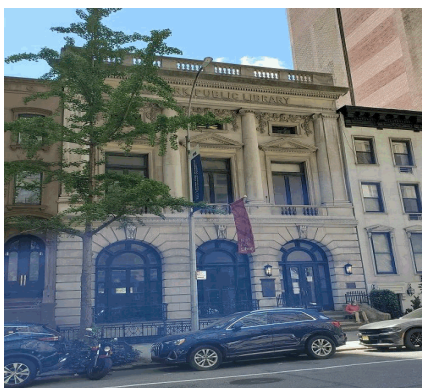
Print Date : 21-Aug-2023

NEW YORK PUBLIC LIBRARY - FY 2024

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN **Agency's Number** : Y01
Program / Asset # : NPL0Y01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013
Area Sq Ft : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-May-2021 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Floors 1
Block : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$437,800	
Interior Architecture	\$281,500	\$88,300
Electrical	\$143,100	
Mechanical	\$233,200	\$182,900
Total	\$1,095,600	\$271,200
Importance Code A	\$437,800	
Importance Code B	\$571,800	\$271,200
Importance Code C	\$86,000	
Total	\$1,095,600	\$271,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$65,200		\$11,600	
Interior Architecture	\$37,800	\$400		\$4,400
Electrical	\$25,600	\$400	\$39,800	\$300
Mechanical	\$2,800	\$36,700	\$44,500	\$2,200
Site Enclosure	\$6,000			
Site Pavements	\$4,200			
Total	\$141,700	\$37,500	\$95,900	\$7,000
Importance Code A	\$65,800	\$600	\$12,300	\$600
Importance Code B	\$69,900	\$36,900	\$83,600	\$6,300
Importance Code C	\$6,000			
Total	\$141,700	\$37,500	\$95,900	\$7,000



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

NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	68%	Now	\$240,100	LIFE	* *	5	\$26,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West And South Facades							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : 3rd And 4th Stories							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Rear Yard Facade							
	Masonry: Limestone	25%	Now	\$126,600	LIFE	* *	5	\$7,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Street Facade Basement Level							
	Slate Panels	2%			LIFE	* *	5	\$600	
	Stucco Cement	5%			2037	* *	5	\$4,900	
Windows									
	Metal Louvers	3%			2035	* *	10	\$900	
	Steel	20%	0-2	\$45,900	2057	* *	5	\$5,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : East And West Lot Line Facades							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East And West Lot Line Facades							
	Wood	40%	0-2	\$71,100	2057	* *	5	\$9,400	
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 3rd And 4th Floors							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
	Wood	37%			2040	* *	5	\$17,300	
Parapets									
	Masonry: Brick	85%	0-2	\$9,800	LIFE	* *	5	\$1,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
	Masonry: Limestone	10%			LIFE	* *	5	\$200	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof									
	Modified Bitumen	100%			2037	* *	10	\$9,100	

Interior

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%			2031	\$150,800	3	\$15,700	
	Cast in Place Concrete	5%	0-2	\$1,800	LIFE	**	5	\$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	5%	4+	\$3,000	2035	**	5	\$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : 1st Floor, Basement Toilet Room, Custodian Apartment									
	Vinyl Tile	15%			2032	\$88,300	3	\$1,100	
	Vinyl Tile	10%	Now	\$17,700	2042	**	3	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor									
Loose Units, Extent : Severe, Area Affected : 50%									
Location : Third Floor									
	Vinyl Tile 9" X 9"	10%	Now	\$8,500	2042	**	3	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 70%									
Location : Basement									
	Wood	15%	Now	\$114,400	2072	**	5	\$2,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Custodian Apartment Top Floor									
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Custodian Apartment Top Floor									
Interior Walls									
	Ceramic Tile	5%	4+	\$2,200	2035	**	5	\$900	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Custodian Apartment Top Floor									
	Glass: Single Pane	3%			LIFE	**	5	\$800	
	Gypsum Board	20%			LIFE	**	5	\$4,400	
	Plaster	50%			LIFE	**	5	\$5,500	
	Plaster	22%	Now	\$86,000	LIFE	**	5	\$2,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 60%									
Location : 3rd And 4th Floors									
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : 3rd And 4th Floors									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Custodian Apartment Top Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 3rd and 4th Floors									

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	10%	4+	\$700	2037	**	5	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Offices, Basement							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
	Plaster	60%			LIFE	**	5	\$7,400	
	Plaster	25%	Now	\$81,000	LIFE	**	5	\$3,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : 3rd And 4th Floors							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : 3rd And 4th Floors							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : 3rd And 4th Floors							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$1,500	2052	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Base Of Fence At Front Areaway Stairs Leading To Basement							
		Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : At Front Areaway							
	Free Standing Walls								
	Masonry: Brick	100%			2042	**			
	Retaining Walls								
	Masonry: Brick	100%	Now	\$4,500	2042	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Front Areaway							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Front Areaway							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Vaulted Archway Supporting Main Entry Landing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$1,900	2045	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Sidewalk Flags At Main Entrance							
	On-Site Walkways								
	Masonry: Granite	100%	Now	\$2,300	LIFE	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Main Entry Landing							
	Activity Yard								
	Cast in Place Concrete	100%			2037	**			

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

Under 600 Volts

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2032	\$4,100	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$47,100	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1 Vertical Section									
Raceway									
	Conduit	100%			2032	\$40,000	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,100	5		
	Molded Case Bkrs	95%			2031	\$20,600	5	\$300	
Wiring									
	Braided Cloth	70%	2-4	\$25,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2032	\$10,800	1		
Motor Controllers									
	Locally Mounted	100%			2045	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	75%			2027	\$119,300	10	\$9,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st, 2nd Floors Reading Area									
Explanation : T-5 Lamps									
	Fluorescent	5%			2027	\$8,000	10	\$600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fluorescent	5%			2037	* *	10	\$600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
	Fluorescent	10%			2027	\$15,900	10	\$1,200	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Incandescent	5%			2027	\$9,300	2		
Egress Lighting									
	Emergency, Battery	50%			2027	\$12,000	10	\$1,600	
	Exit, Service	50%			2027	\$2,400	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	20%			2037	* *			
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$2,700	1	\$500	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Hallways					
				Explanation : Intrusion Alarm Only. Motion Sensors					
	Generic	10%			2040	* *	1	\$500	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Surveillance Cameras Security System					
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2040	* *	1-3	\$1,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$6,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
	Terminal Devices								
	Air Handler	30%			2027	\$80,400	1	\$2,400	
	Convactor/Radiator	70%			2037	* *	1	\$3,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	15%			2026	\$34,800	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1 Unit, Basement							
	Reciprocating Compr/Chiller	50%	0-2	\$63,000	2042	* *	1	\$2,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 50% Location : 1st And 2nd Floor Obsolete Equipment, Extent : Severe, Area Affected : 50% Location : 3rd Floor R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 2 Units, 3rd Floor							
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2027	\$89,800	1	\$4,100	
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	65%			2027	\$17,400	2	\$5,900	
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	65%			LIFE	* *	2-5	\$4,800	
	No Component	35%							
	Exhaust Fans								
	Interior	15%			2027	\$9,500	2	\$100	
	Roof	50%			2027	\$13,800	2	\$200	
	No Component	35%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	\$182,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$18,600	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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

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